

CHESTER

44 Foregate Street

Available by way of
 assignment / sub lease

Location

The premises are located in a prominent retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property is in close proximity to **Primark**, sitting adjacent to **Body Shop** and **Bodycare**. Other retailers nearby include **Marks & Spencer**, **River Island**, **Mountain Warehouse**, **Starbucks**, **Lush**, **Poundland**, and **Deichmann Shoes**.

Lease

The property is available by way of an assignment or sub lease to expire September 2031.

Rent

£185,000 per annum

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value £136,000

Interested parties are advised to make their own enquiries with the local authority.

EPC

C69



Accommodation

Net Frontage	35' 5"	10.80 m
Built Depth	152' 6"	46.50 m
Ground Floor Sales	6,451 sq.ft.	599.3 sq.m
First Floor Ancil.	3,213 sq.ft.	298.5 sq.m.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

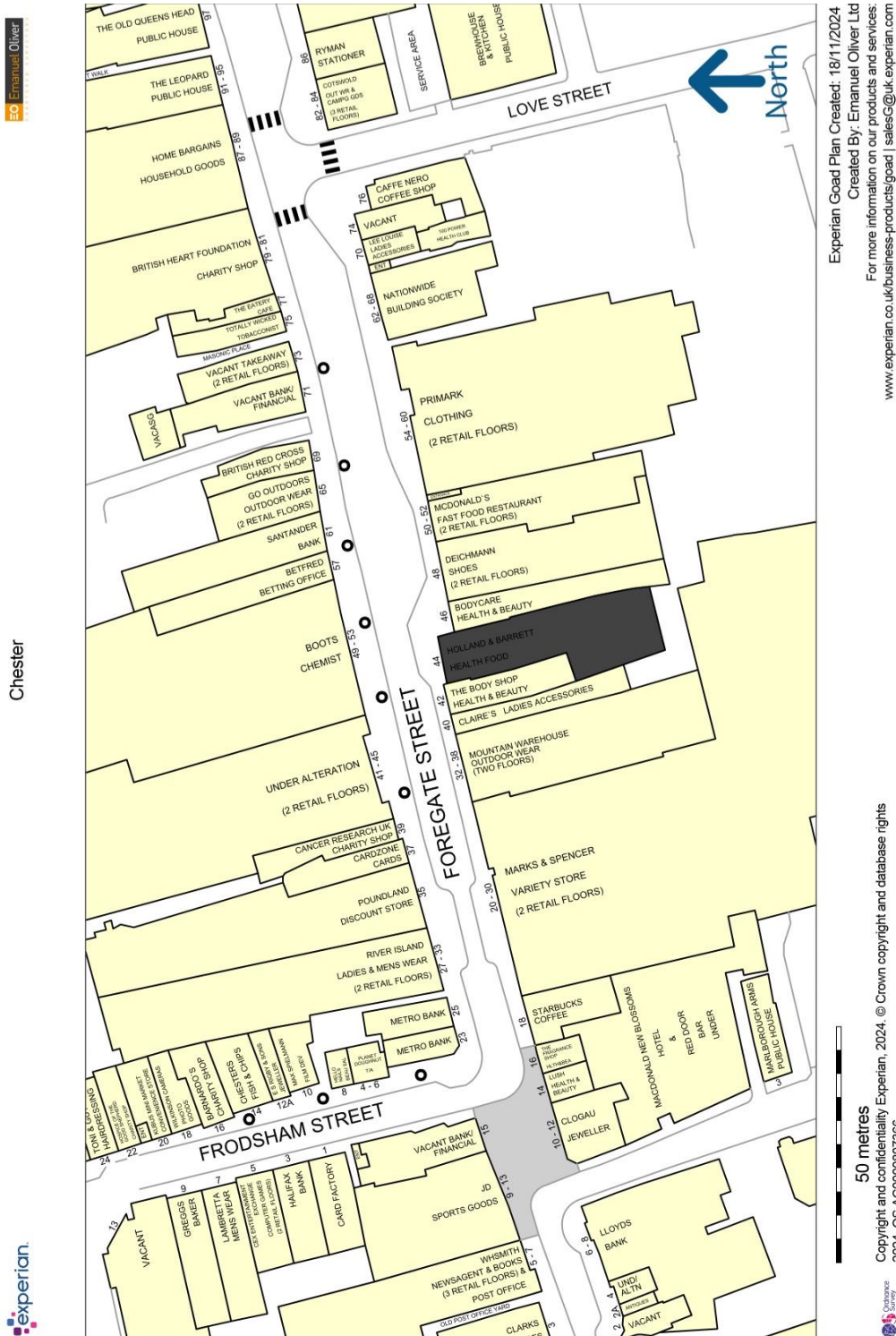
Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through the joint agents Dan Oliver dan@emanueloliver.com

Or Benjamin Hoffman @ Newmark benjamin.hoffman@nrmk.com



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