

CHESTER

32 - 38 Foregate Street

Available by way of a new lease

Location

The premises are located in a prime retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property sits adjacent to **Marks & Spencer** and **Claire's Accessories**. Other retailers nearby include **River Island**, **JD Sports**, **Body Shop**, **Deichmann Shoes**, **Holland & Barrett**, **Boots** and **Primark**.

Lease

The property is available by way of a new lease for a term of years to be agreed.

Rent

£195,000 per annum exclusive.

Business Rates

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

Rateable Value £188,000

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

EPC

C59



Accommodation

Ground Floor Sales	6,917 sq.ft	642.6 sq. m
First Floor (potential sales)	4,458 sq.ft.	414.2 sq. m
First Floor Ancil.	677 sq.ft.	62.9 sq.m
Second Floor Ancil.	2,860 sq.ft.	265.7 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 sole agent:

Dan Oliver 07816 526089.

dan@emanuoliver.com

