

CHESTER

10 NORTHGATE STREET

**PRIME RETAIL UNIT
 AVAILABE BY WAY OF A NEW
 LEASE**



Location

The property is situated in a prime position on Northgate Street, adjacent to **Hotel Chocolat** and other retailers in the near vicinity include **H Samuel, Pandora, Pret, The White Company, Zara** and **Lakeland**.

Accommodation

Internal Width	15'11"	4.85 m
Narrowing to	14'8"	4.47 m
Ground Floor Sales	792 sq.ft.	73.58 * sq.m
Basement	630 sq.ft.	58.53 sq.m.
Kitchen	36 sq.ft.	3.34 sq.m.

*275 sq ft is at a slightly lower level than the front sales area, by some three steps.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Subject to Vacant Possession – August 2025.

Rent

£60,000 per annum exclusive.

EPC

C59.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-
 Rateable Value £49,000
 Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

Photographs and plans

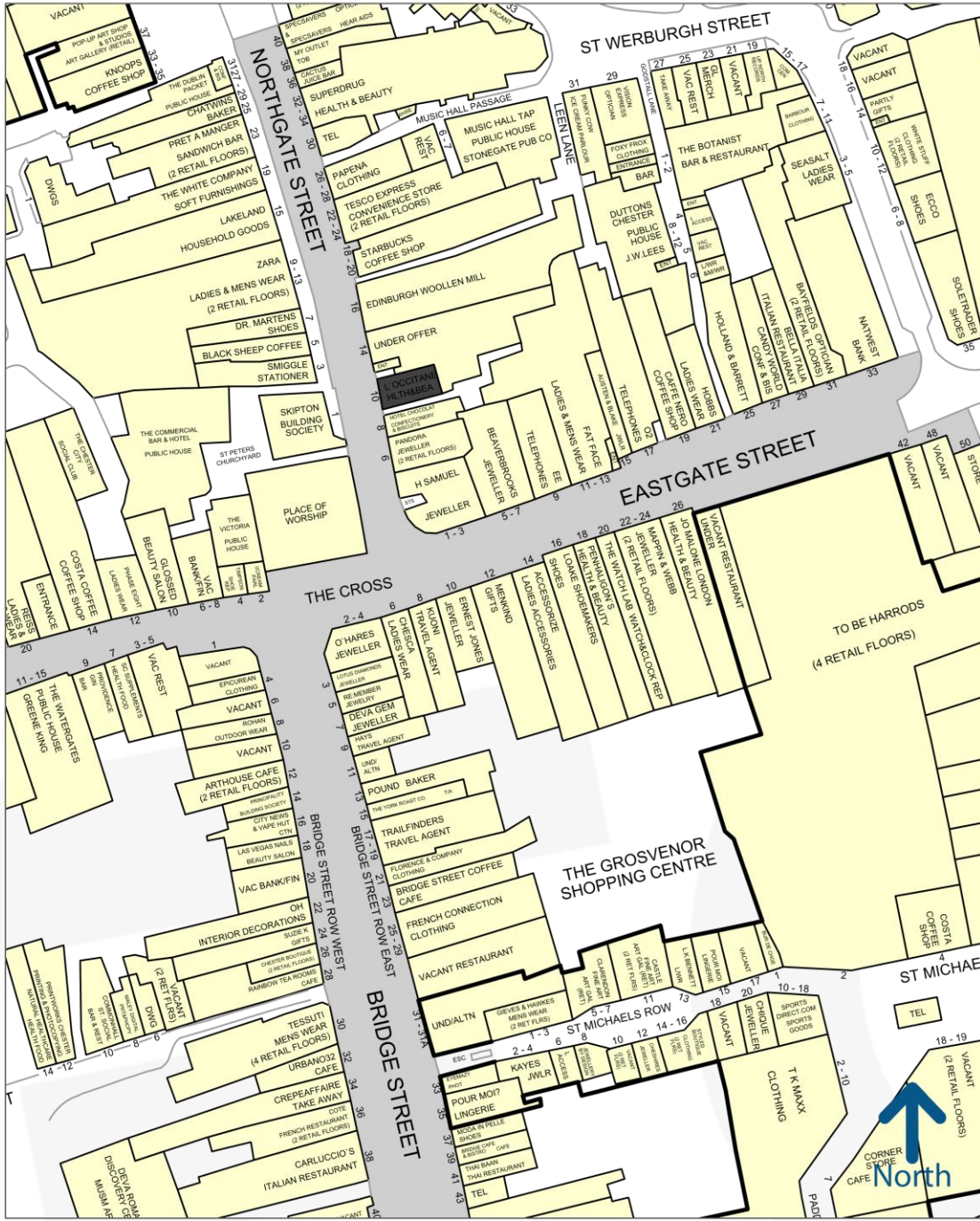
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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 Emanuel Oliver
 Llyr Emanuel 07795 348079
llyr@emanueloliver.com



50 metres
 MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.