

CHESTER

6-8 St Werburgh Street

PRIME FULLY FITTED SHOP
UNIT AVAILABE BY WAY OF A
NEW LEASE



Location

The property is situated in a very busy and prominent position on St Werburgh Street, which leads from Eastgate Street to Chester Cathedral. Other retailers on St Werburgh Street include **Brook Taverner**, **White Stuff** and **Seasalt**.

Accommodation

Ground Floor Sales	925 sq.ft.	85.94 sq.m
Basement	645 sq.ft.	59.93 sq.m.
Second Floor	418 sq.ft.	33.83 sq.m.

Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£55,000 per annum exclusive**.

Service Charge

A service charge is payable on this property. Please contact the agents for details.

EPC

D89.

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 £40,250

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 the joint agents-
Llyr Emanuel 07795 348079

llyr@emanueloliver.com

or Legat Owen – 01244 408200



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.

RETAIL & LEISURE PROPERTY SPECIALISTS

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