

# CHESTER

## 37 Watergate Street

# TO LET



### Location

The premises provide ground and basement space within the Grade I Listed St Ursula's Building. The property is situated on the pedestrianised Watergate Street, which is the principal link to Chester Racecourse with its associated parking close to the city. The street is popular with restaurant, bar and café operators with a number of operators having al fresco street dining. Nearby occupiers are a mixture of multiple operators and independents including **Costa, Riess, Death by Taco's, Panna Coffee, Palm Bar, Warhammer and Be at One.**

### Lease / Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£29,500 per annum exclusive.**

### Business Rates

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

Rateable Value £21,500

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

### VAT

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

### Accommodation

Internal Width	14' 10"	4.52 m
Shop Depth	45' 9"	13.95 m
Ground Floor	674 sqft	62.6 sqm
Basement	348 sqft	32.6 sqm

### Legal Costs

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

### EPC

C74

### 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 agents  
[dan@emanueloliver.com](mailto:dan@emanueloliver.com)



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