

# CHESTER

**8-10 Eastgate Row**

## TO LET



### Location

The property is located at Row Level on Eastgate Street, the primary retail row in Chester city centre. The street is home to many national retailers and restaurants including **H Beauty, Kuoni, Fat Face, Caffe Nero, Hobbs, Bella Italia, Mappin & Webb** and **Jo Malone**. Nearby occupiers at Row level include **Brewski, Waterstones, Cavani Menswear, Trust & Co, Oliver Brown** and a variety of independent jewellers.

### Lease

The property is available by way of a new full repairing and insuring lease at a rent of **£45,000 per annum exclusive**

### Business Rates

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

Rateable Value (2026)      £35,500

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.

### EPC

C59

### Accommodation

Internal Width	23' 9"	7.23 m
Shop Depth	36' 10"	11.23 m
<b>Ground Floor Sales (Row)</b>	<b>749 sqft</b>	<b>69.6 sqm</b>
<b>First Floor Sales (Row+1)</b>	<b>723 sqft</b>	<b>67.2 sqm</b>
First Floor Ancil. (Row+1)	249 sqft	23.2 sqm
Second Floor Ancil. (Row+2)	878 sqft	81.6 sqm
Third Floor Ancil (Row+3)	856 sqft	79.5 sqm

### 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.

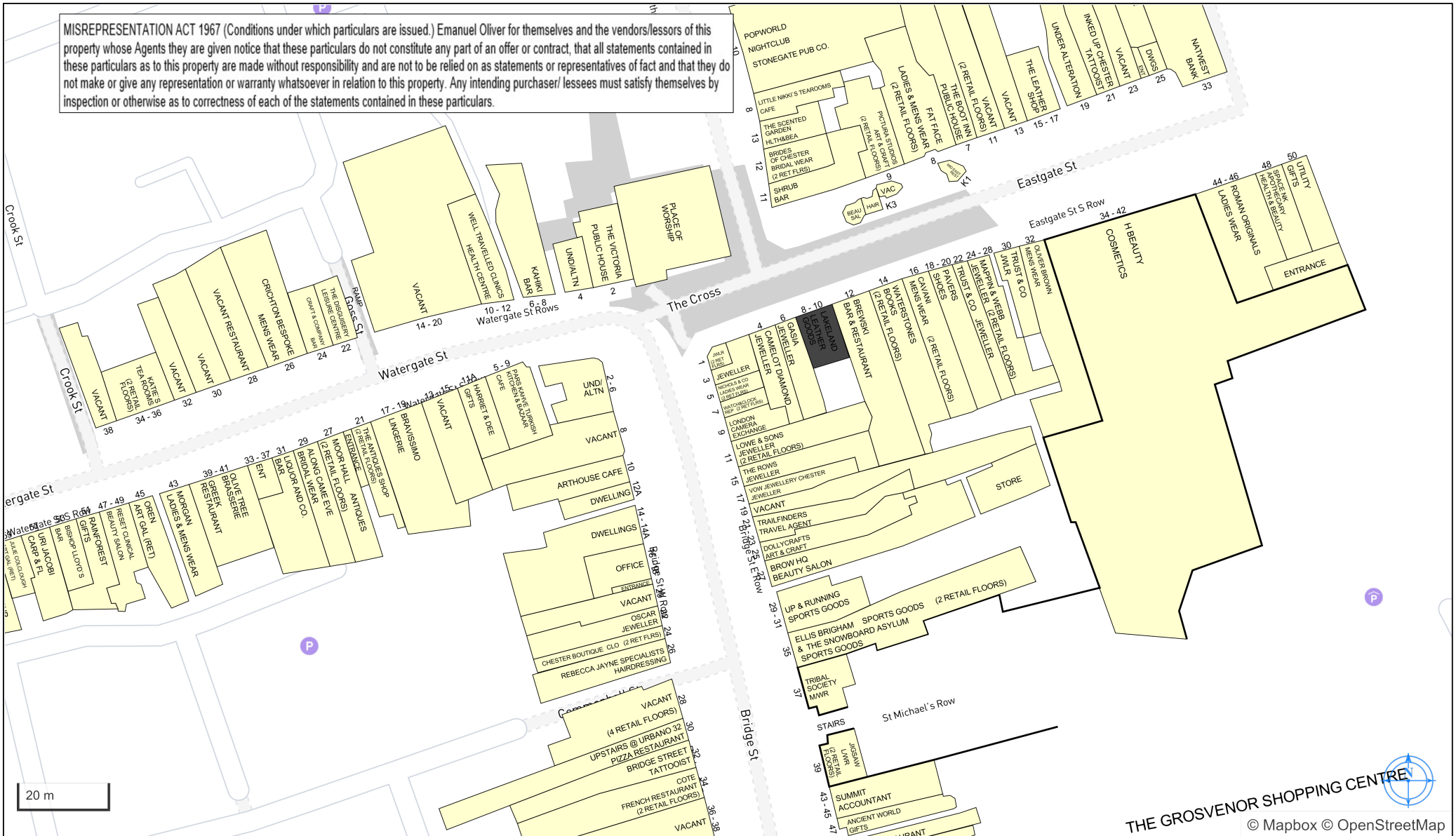
### Viewing

Strictly by appointment through the agents

Dan Oliver 07816 526089

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

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THE GROSVENOR SHOPPING CENTRE  
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