

PRIME CLASS E OPPORTUNITY

CHESTER

40 FOREGATE STREET

SUBJECT TO VACANT POSSESSION

Description

The property occupies a prime location on Foregate Street, adjacent to **The Body Shop** and **Mountain Warehouse** and close to **Marks & Spencer** and **Boots The Chemist**.

Foregate Street is one of the principal shopping thoroughfares within the city, the soon to open **Harrods Beauty** further improving Chester's attraction to shoppers and tourist visitors.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, comprising the following areas:-

Ground Floor Sales	1,675 sq. ft.	(155.61 sq. m)
First Floor Storage	284 sq. ft.	(26.38 sq. m)
Second Floor Staff	227 sq. ft.	(21.08 sq. m)
TOTAL	2,186 sq. ft.	(203.08 sq. m)

Lease

Subject to vacant possession, the property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Rent

£47,500

per annum exclusive.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£35,500
UBR (26/27)	0.38.2p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Kenney Moore**, contacting:

Howard Moore **07973 505246**
howard@kenneymoore.co.uk

Subject to Contract

