

# PRIME SHOP TO LET

# CHESTER

## UNIT B, 39/45 FOREGATE STREET



### Description

The property occupies a prime position fronting Foregate Street. Other nearby occupiers include **River Island, Wilko, Marks & Spencer** and **Primark**.

Other nearby national operators along Foregate Street include **Holland & Barrett, The Body Shop** and **Paperchase**. Please refer to the attached copy of the street traders plan for further details.

Unit A is now under offer to a national multiple. Unit B is available on the following terms:

### Accommodation

The unit is arranged over ground and provides the following approximate floor area:-

**Ground Floor Sales**                      6,500 sq. ft.    (603 sq. m)

Further space is potentially available to suit retailer requirements, further details available upon request.

### Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### Rent

# £250,000

per annum exclusive.

### Business Rates

The Rateable Value is subject to reassessment of the subdivision, further details on request.

### EPC

An EPC has been commissioned. A full report is available upon request.

### Legal Costs

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

### Viewing

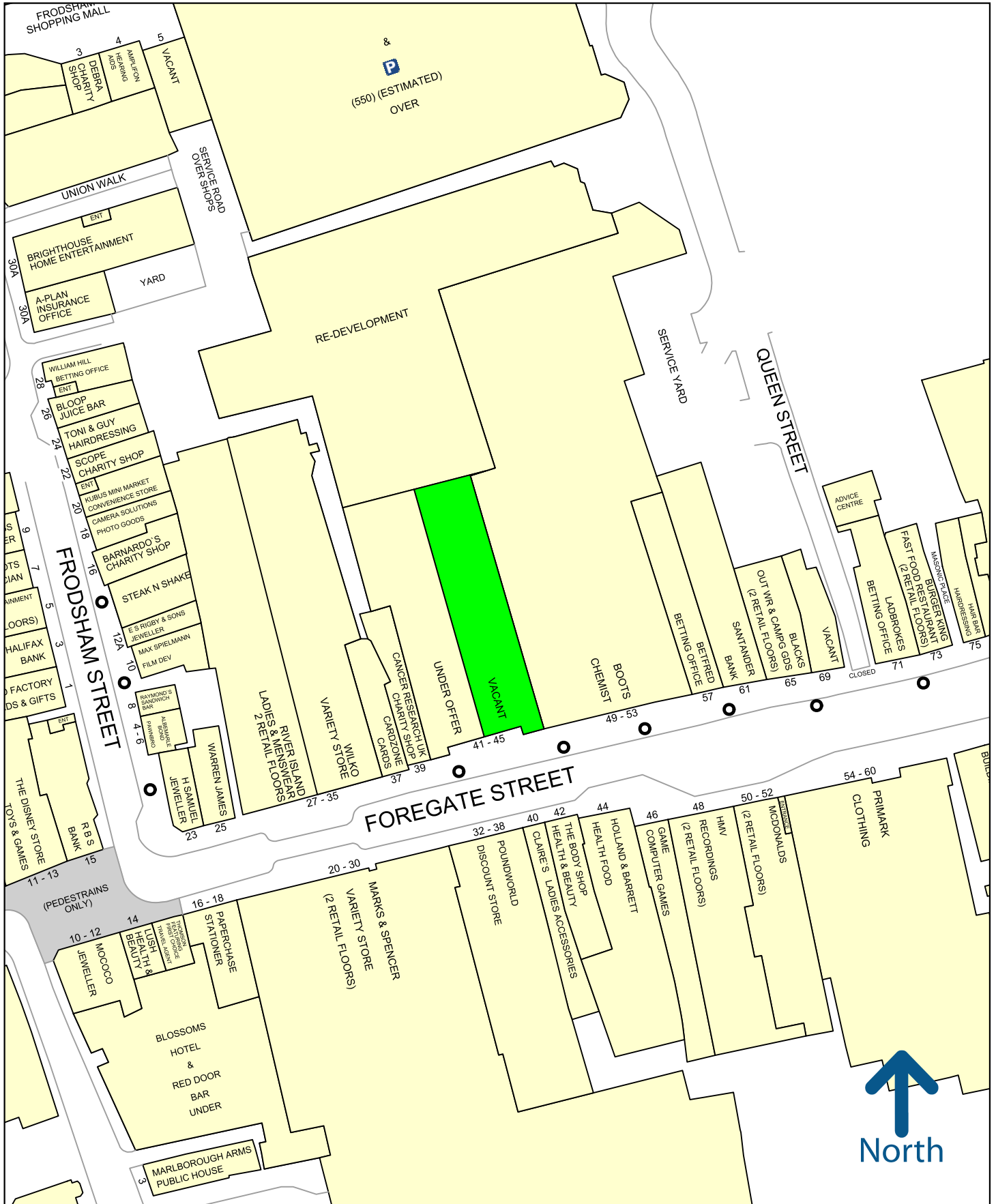
Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

**Mike Willoughby**                      020 7659 4827  
mike.willoughby@greenpartners.co.uk

Or, **Colliers International**, contacting:

**Lloyd Entwistle**                      020 7344 6812

*Subject to Contract*



50 metres

Experian Goad Plan Created: 24/04/2018  
Created By: Green and Partners

