

# SHOP TO LET

# CHESTER

## 67/69 FOREGATE STREET



### Description

The premises occupy a prominent position on Foregate Street adjacent to **Blacks** and opposite **Primark**. Other nearby occupiers include **McDonalds, Boots, Deichmann, New Look, Holland & Barrett, Game** and **M&S**.

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

### Accommodation

The premises are arranged over ground and first floors and comprise the following net internal areas:-

<b>Ground Floor Area</b>	1,090 sq. ft.	(101.30 sq. m)
<b>First Floor Ancillary</b>	660 sq. ft.	(61.34 sq. m)

### Lease

The premises are available on a new lease for a term of years to be agreed subject to five yearly upward only rent reviews.

### Rent

# £45,000

per annum exclusive.

### User

The premises currently benefit from A1/A2 use. Further details available upon request.

### VAT

All figures referred to in these particulars are exclusive of VAT (if applicable).

### Business Rates

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

<b>Rateable Value</b>	£65,000
<b>UBR (20/21)</b>	0.512p

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

### EPC

The property has an EPC rating of G 176. A full report is available upon request.

### Legal Costs

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

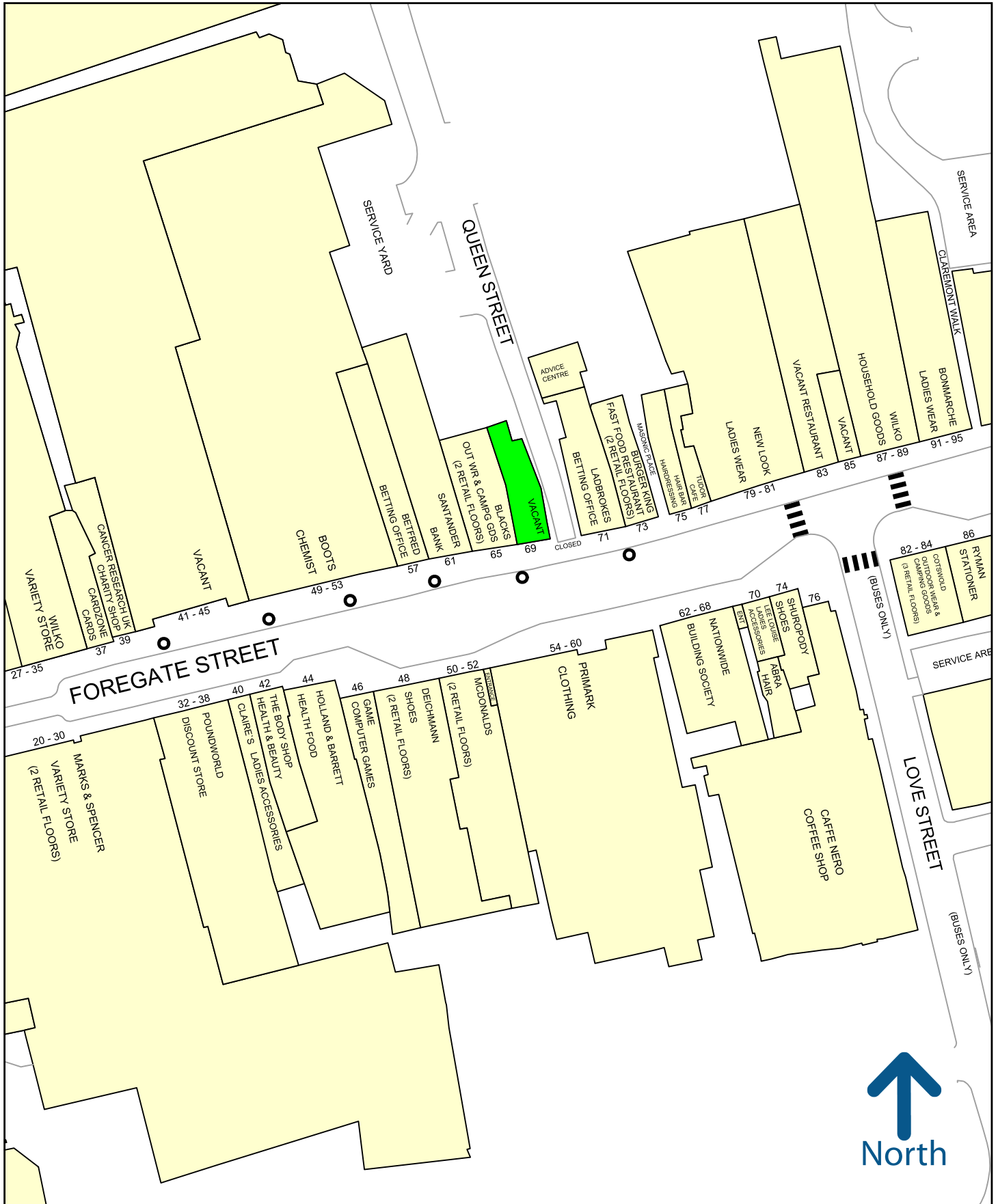
### Viewing

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

**Harry Jeffery** 020 7659 4837  
harry.jeffery@greenpartners.co.uk

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

*Subject to Contract*



50 metres

Experian Goad Plan Created: 15/05/2019  
Created By: Green and Partners

