

CHESTER

PRIME SHOP TO LET

(Subject To Possession)



40 Foregate Street
CHESTER, CH1 1HA

LOCATION

The property occupies a prime location on Foregate Street, adjacent to **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.

DESCRIPTION

The property is arranged over ground, first and second floors, having the following dimensions and areas:

Frontage:	15' 6"
Ground Floor Sales:	1,675 sq ft
First Floor Storage:	284 sq ft
Second Floor Staff:	227 sq ft

RENT

£47,500 pax.

LEASE

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

RATING ASSESSMENT

Rateable Value effective from 1 April 2026 will be £35,500.

This will qualify for the small business retail, hospitality and leisure multiplier of 38.2p.

Interested parties should make their own enquires with the Local Authority
 ☎ 0300 123 7023.

COSTS

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

VAT

Prices, outgoing and rentals are exclusive of VAT, which will be charged at the prevailing rate.

EPC

The property has an energy rating of 'C'.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant may be required to provide appropriate information before instructing solicitors and consent to this being checked by an external agency.

VIEWING & INFORMATION

Strictly by appointment through the Joint Agents:-



Howard Moore

☎ 07973 505246

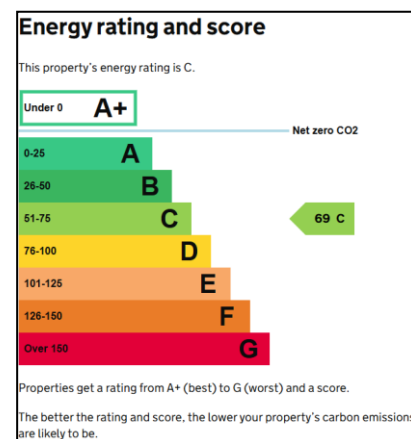
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