

CHESTER
PRIME FLAGSHIP RETAIL UNIT
TO LET
(Subject to Possession)



Unit B, 27-35 Foregate Street
CHESTER CH1 1HD

LOCATION

The property occupies a prime location on Foregate Street, adjacent to **River Island**, opposite **Marks & Spencer** and close to **Boots the Chemist**.

Foregate Street and Eastgate Street are the principal shopping thoroughfares within the city, the recent letting of circa 25,000 sq ft to Harrods Beauty further improving Chester's attraction to shoppers and tourist visitors.

Chester is one of the UK's leading retail destinations providing a broad mix of high street multiples and independent traders. In addition, the unique cultural and historic features of The Rows and the Roman Walls, attract visitors from across the world.

DESCRIPTION

The property comprises a two level flagship retail unit arranged on ground and first floor.

There are dual escalators providing access to and from the first floor.

The property benefits from rear servicing via Frodsham Street.

ACCOMMODATION

Frontage:	41'
Ground Floor Sales:	12,301 sq ft GIA
First Floor Sales/Ancillary:	12,853 sq ft GIA

There is both a passenger lift and goods lift between ground and first floor.

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

On request.

RATING ASSESSMENT

Rateable Value: £372,500 pa.

EPC

The property has an energy rating of C.

COSTS

Each party shall be responsible for their own legal costs.

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 will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

All viewings are to be conducted strictly through the sole agents:

Howard Moore

01244 345600

howard@kenneymoore.co.uk

Subject To Contract

07.08.25

