

TO LET

Retail Premises

41 Eastgate Street

Chester

CH1 1LG

LOCATION

Chester offers a busy and diverse shopping environment, making the city the region's premier retail destination. Prime shopping is focused on Eastgate Street, extending through the ancient city walls onto Foregate Street.

Key facts about Chester include:

- 700,000 people live within a 30-minute drive time
- 5.6m catchment within a 1-hour drive time.
- 25.9% of the population are social grade A and B (affluent shoppers)
- 41.2% of the population within a 3-minute drive time are in professional roles
- 14,000 students are currently studying at Chester University
- 8m visitors to Chester city centre each year

The premises are situated in a 100% prime retailing position within the city walls, directly opposite the famous **Chester Grosvenor Hotel** and close to the main entrance to the Grosvenor Shopping Centre.

In February 2026, Harrods' **H-Beauty** store will be opening opposite the subjects.

Next is located two doors away, with **New Look** adjacent. **Boodles Jewellers** is opposite. Further down Foregate Street are **Marks & Spencer**, **Primark** and **River Island**, which generate strong footfall past the property.

TENURE

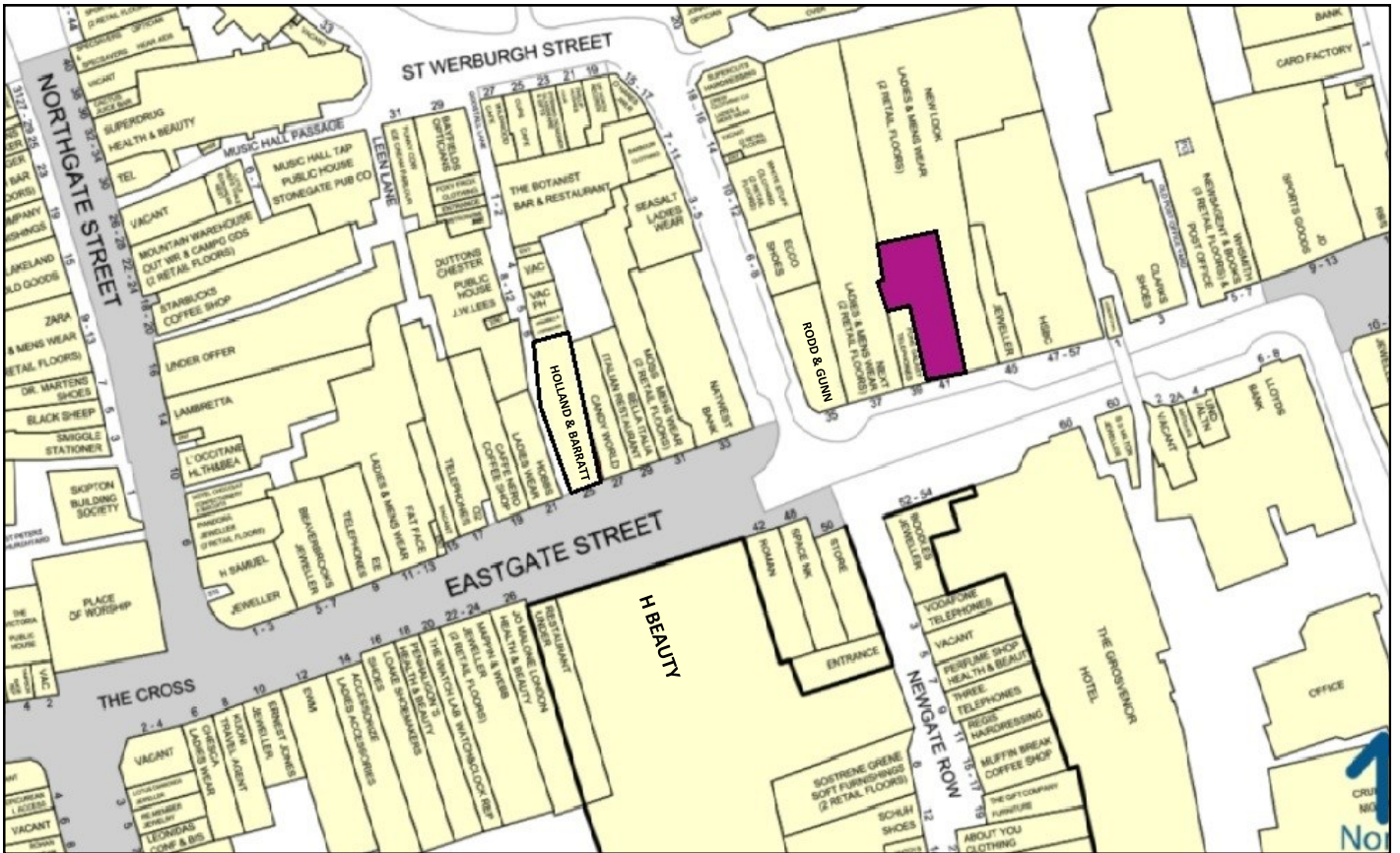
The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.



DESCRIPTION

The property is an attractive Grade II listed building arranged over ground, first, second and basement levels, extending to the following approximate areas:

| | | |
|----------------------|--------------------|--------------------|
| Ground: | 1,512 sq ft | 140.47 sq m |
| Ground (Store): | 49 sq ft | 4.55 sq m |
| Basement: | 708 sq ft | 65.78 sq m |
| 1st Floor Sales: | 1,373 sq ft | 127.56 sq m |
| 1st Floor Ancillary: | 136 sq ft | 12.63 sq m |
| 2nd Floor Storage: | 963 sq ft | 89.47 sq ft |
| Total: | 4,741 sq ft | 440.46 sq m |



RENTAL

£125,000 per annum exclusive.

RATEABLE VALUE

According to the Valuation Office Agency (VOA) website, the rating assessment for 2025/2026 is as follows:

Rateable Value: £119,000
Rates Payable: £66,045

However, the rateable value will reduce to £88,000 from 1 April 2026, resulting in rates payable of approximately £37,840.

ENERGY PERFORMANCE CERTIFICATE

Available upon application.

LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

VAT

All prices are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agent:

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