

PROMINENT SHOP TO LET/FOR SALE

CHESTER

41/45 FOREGATE STREET



FREEHOLD AVAILABLE

Description

The premises are located in a prominent position on Foregate Street adjacent to **Boots** close to other occupiers including **M&S, Primark, Holland & Barrett** and **Poundworld**.

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

Accommodation

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

Ground Floor	37,347 sq. ft. (3,470.91 sq. m)
First Floor	34,471 sq. ft. (3,203.62 sq. m)
Second Floor	8,492 sq. ft. (789.22 sq. m)
Third Floor	580 sq. ft. (53.90 sq. m)

The premises can be subdivided. Further details are available upon request.

User

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

Lease

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

Rent upon application.

Freehold

The freehold is available with vacant possession at **£2,500,000 exclusive of VAT**.

Business Rates

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

Rateable Value	£1,160,000
UBR (23/24)	0.512p

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

EPC

The property has an EPC rating of E 102. A full report is available upon request.

Legal Costs

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

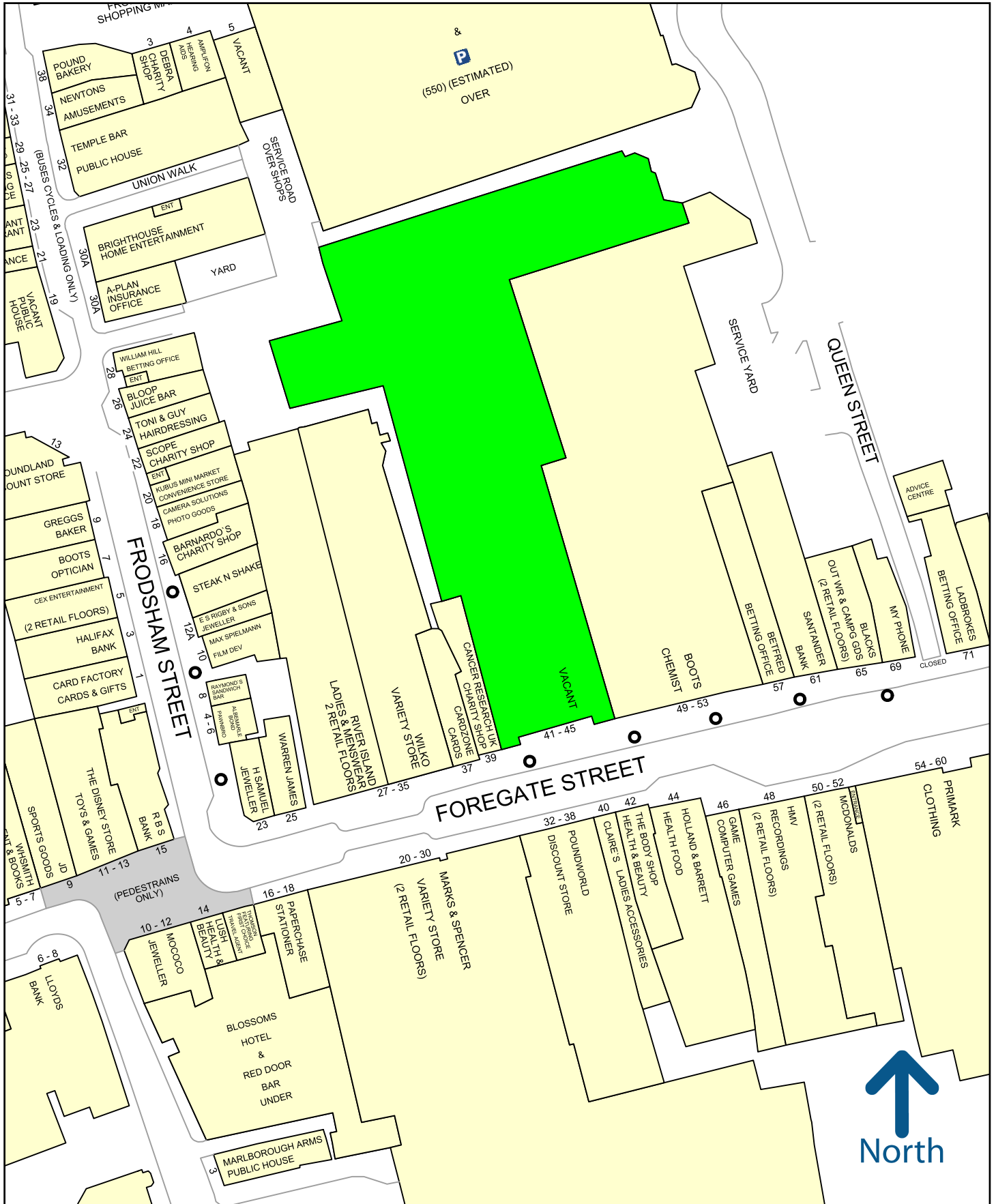
Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

Or, **Colliers** **020 7935 4499**

Subject to Contract



50 metres

Experian Goad Plan Created: 22/05/2018
Created By: Green and Partners

