

# PRIME SHOP TO LET

Close to Primark and McDonalds



46 Foregate Street  
CHESTER, CH1 1HA

## CHESTER

Chester is a world renowned City, widely recognised as one of the most attractive and successful retail centres in the country.

It draws shoppers from a wide catchment, attracting over 8 million UK and international tourists each year.

The soon to open Harrods Beauty will further improve the City's attraction to visitors.

## LOCATION

The premises are located on Foregate Street adjacent to **Deichmann Shoes**, opposite **Boots The Chemist** and close to **M&S**, **Primark**, **McDonalds** and **Body Shop**.

## ACCOMMODATION

The premises are arranged on ground floor only with the benefit of rear servicing. There are staff and WC facilities at the rear of the unit. The dimensions and areas are as follows:

<b>Net Internal width</b>	<b>18' 3"</b>
<b>Built Depth</b>	<b>151'3"</b>
<b>Ground Floor Area</b>	<b>2,493 sq ft</b>

## RENT

**£60,000 pax.**

## LEASE TERM

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

## RATES

Rateable Value: £52,000 pa

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, outgoings and rentals are exclusive of, but may be liable to, VAT.

## EPC

An EPC is attached.

## 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 with an external agency.

## VIEWING

Strictly by appointment through the Sole Agents:-

### Howard Moore

☎ 07973 505246

✉ howard@kenneymoore.co.uk

Or

### Tim Kenney

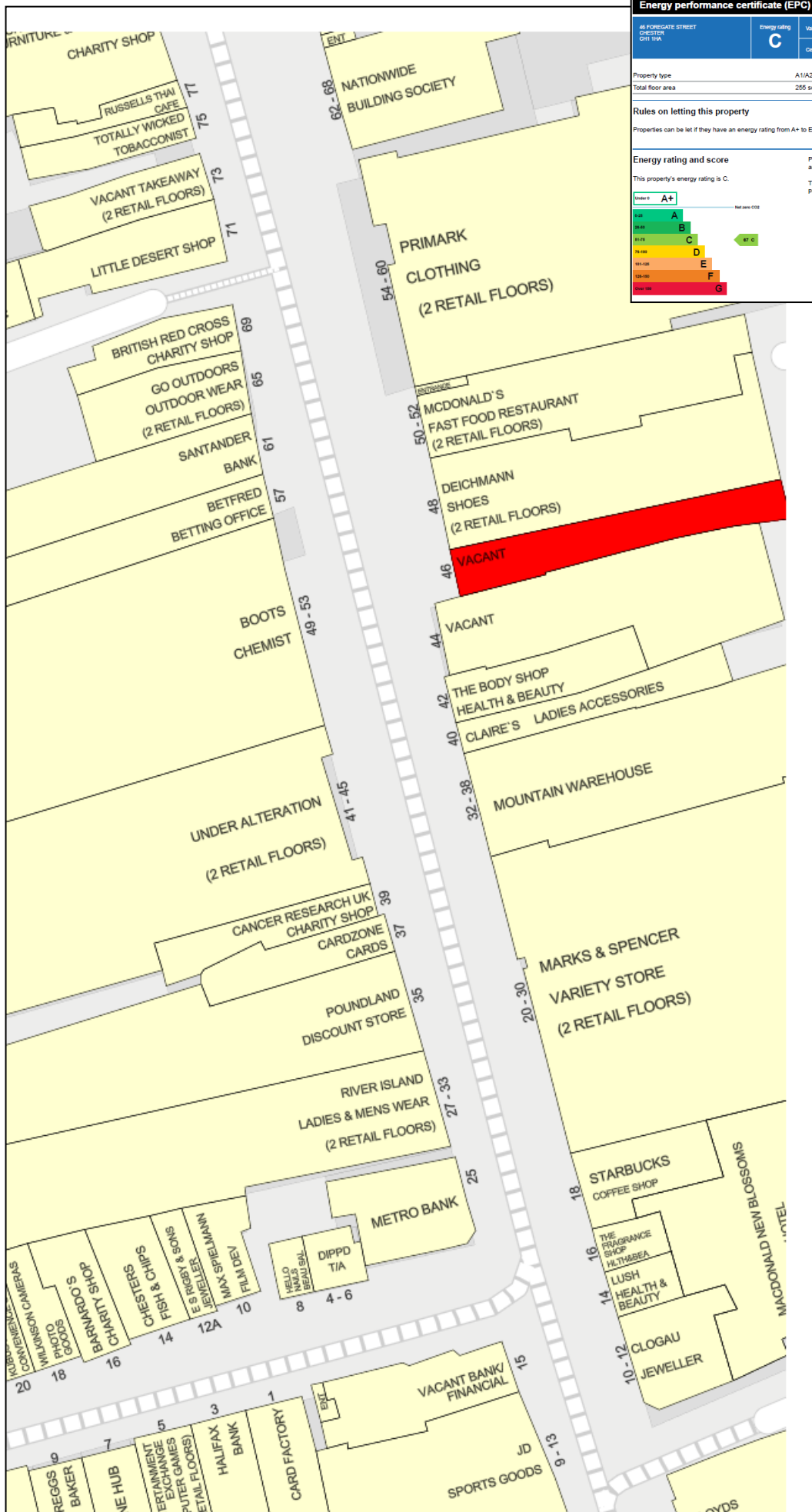
☎ 07973 666620

✉ tim@kenneymoore.co.uk



Subject to Contract

28.10.25



**Energy performance certificate (EPC)**

40 FORECAST STREET CHESHIRE CH1 1HA	Energy rating <b>C</b>	Valid until: 15 December 2030
Property type A1/A2 Retail and Financial/Professional services		Certificate number: 820-1047-1416-7714-0006
Total floor area 255 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.