

TO LET

Retail Premises

31 Eastgate Street &
25 Eastgate Row North
Chester
CH1 1LG



LOCATION

The property is located within the historic Cathedral City of Chester, approximately 20 miles south of Liverpool and 35 miles southwest of Manchester.

The subject property is situated on the prime pedestrian thoroughfare of Eastgate Street, adjoining both NatWest Bank and Bella Italia. It sits in a prominent position opposite Browns of Chester department store (Debenhams), with nearby national retailers including Next, Hobbs, Jo Malone, Jack Wills, Cath Kidston, Fat Face and White Stuff.

DESCRIPTION

The property comprises a retail unit on ground and first floors with a self-contained shop and ancillary accommodation on the attractive historic Row Level and above, laid out as follows:

31 Eastgate Street A retail unit comprising ground and part first floor sales with ancillary storage and staff accommodation. The basement which was originally a sales area is currently closed with a hatched access.

25 Eastgate Row North The entrance is off the covered walkway on Eastgate Row North, accessed from a set of stairs to the right of 31 Eastgate Street. There is a retail unit at Row level with three self contained upper floors comprising a workshop, a clinic and ancillary storage.

The property provides the following measured areas:

31 Eastgate Street

Ground (Shop):	163.97 sq m	1,765 sq ft
Basement:	73.02 sq m	786 sq ft
First:	111.95 sq m	1,205 sq ft

25 Eastgate Row North

Row:	17.47 sq m	188 sq ft
Second:	58.34 sq m	628 sq ft
Third:	55.00 sq m	592 sq ft
Fourth:	55.74 sq m	600 sq ft
Total:	535.49 sq m	5,764 sq ft

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TENURE

The subjects are available on a new full repairing and insuring lease for a term to be agreed.

RENTAL

Available upon application.

RATEABLE VALUE

We are informed by the Local Rating Authority that the rating assessment for 2020/2021 is as follows:

Rateable Value: £134,000
Rates Payable: £68,608

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C 74. Further details are available upon request.

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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