



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

15 Foregate, Chester, CH1 1HD



**TO
LET**

Rent: On Application
Ground Floor Area
1,716 Sq ft / 159 Sq M

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

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In partnership with:





Location:

The property is located in the Chester city centre which is approximately 20 miles south of Liverpool and 15 miles north of Wrexham. It is well served by road and rail links being immediately off the M53 which links with the M56 approximately 3 miles north of the city and M6 approximately 25 miles to the east. The branch is located on the prime retail pitch being approximately 0.25 miles from the inner ring road to the north and east.

The property is situated fronting Foregate benefitting from a second entrance onto Frodsham Street, with a return frontage greatly increasing visibility and prominence. Surrounding occupiers include JD Sports, WH Smiths and Clarks, with M&S, River Island, Deichmann and Primark to the east of the subject unit.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,716	159.42
Basement	871	80.92
First Floor	935	86.86
Second Floor	1,800	167.22
Third Floor	1,492	138.61

Rent:

On Application

Tenure:

The property is available by way of an assignment of our client's current lease expiring 23 October 2023 or via a sublease of a term to be agreed.

Business Rates:

The premises currently has a Rateable Value of £132,000. For further details contact Gov.uk or visit the Business Rates department of the Local Authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating is TBC.

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

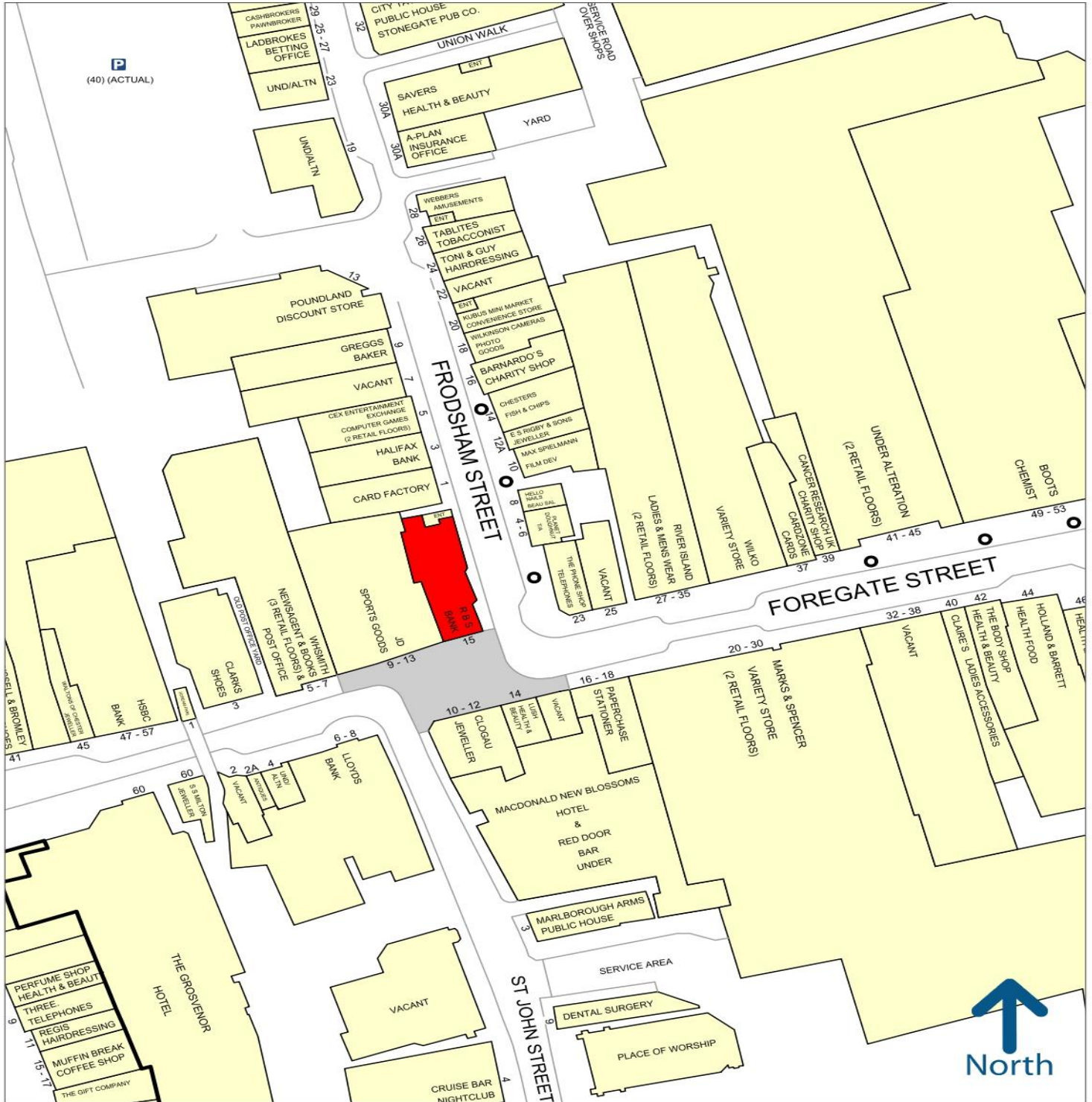
Date prepared:

May 2022

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction



Chester



50 metres

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Experian Goad Plan Created: 16/05/2022
Created By: Barker Proudlove Ltd

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