

HIGH STREET PROPERTY / CLASS A1

A1/A2/A3 Use 27 Watergate Street, Chester CH1 2LE



Rent: £32,000 PA
Ground Floor Area
1,423 Sq ft / 132 Sq M

LET

Viewing Strictly through the joint letting agents.

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Location:

The premises occupy a prominent position on the pedestrianised Watergate Street, the main road linking Chester Racecourse to the City Centre. Nearby occupiers include Reeds Rains, Reiss, and Costa Coffee together with a number of successful fashion and leisure independent occupiers.

Accommodation:

The premises comprise the following approximate net internal floor areas:-

Demise:	Sq Ft	Sq M
Ground Floor Sales	1,423	132.2

Rent:

We are seeking rent offers of £32,000 per annum exclusive.

Tenure:

The unit is available by way of a new full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £36,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

EPC:

Energy Performance Asset Rating - C

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:

June 2020

Subject to Contract

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