

HIGH STREET PROPERTY / CLASS E
54/56 Northgate Street, Chester CH1 2HT



LET

Rent: On application
Ground Floor Area
1,313 Sq ft / 122 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The subject unit is located on Northgate Street in Chester city centre, in a prominent location with strong footfall being within the City Walls, opposite the town hall and in close proximity to The Storyhouse and the Northgate mixed-use development. Nearby businesses include a good mix of food and beverage offerings, such as The Coach House Inn, Dough Dough Pizza, The Shropshire Arms, Veenoo; and also sits on the edge of the central retail core.

The unit provides a very prominent corner location, with a traditional wooden shop frontage and benefiting from retail glazing to both ground floor elevations.

Demise:	Sq Ft	Sq M
Ground Floor	1,313	122
Basement	549	51

Rent:

Upon application.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 28/09/2022. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £57,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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 - 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 2023

Subject to Contract

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