

CHESTER

16 EASTGATE ROW

PRIME LISTED ROW LEVEL SHOP TO LET

LOCATION

The property occupies a prime trading location on the Row level being adjacent to **Waterstones**. Nearby multiple retailers include **TSB, Edinburgh Woollen Mill, Penhalligon's, Jack Wills, Hotter, Mappin & Webb, Browns of Chester (Debenhams), Roman Originals, Space NK** and **Office Shoes**.

ACCOMMODATION

The premises are arranged on Row, Row level plus 1 and Row level plus 2 floors with the following approximate areas and dimensions:-

Internal width	18'4"	5.57 m
Shop Depth	76'9"	23.3 m
Built Depth	101'3"	30.8 m
Row level sales	1,217 sq ft	113 sq m
Row level store	47 sq ft	4.36 sq m
Row level kitchen/staff	134 sq ft	12.44 sq m
Row level plus 1 sales	1,219 sq ft	113.24 sq m
Row level plus 2 storage	591 sq ft	54.9 sq m

The property benefits from an excellent goods lift linking all floors.

In addition, there are two display cabinets demised to the subject property on the Row level fronting Eastgate Street.

LEASE

The property is to be made available by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, at a commencing rental of **£67,500** (sixty seven thousand five hundred pounds) p.a.x.

LISTING

The property is Grade II Listed.

ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-



Rateable Value	£58,500
UBR 2018/2019	49.3p
Rates Payable 2018/2019	£28,840

For verification purposes prospective tenants are advised to make their own enquiries with Cheshire West and Chester Council (0300 123 7023)

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

VAT

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

LEGAL COSTS

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

VIEWING

By appointment through:-
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Or our joint agent:

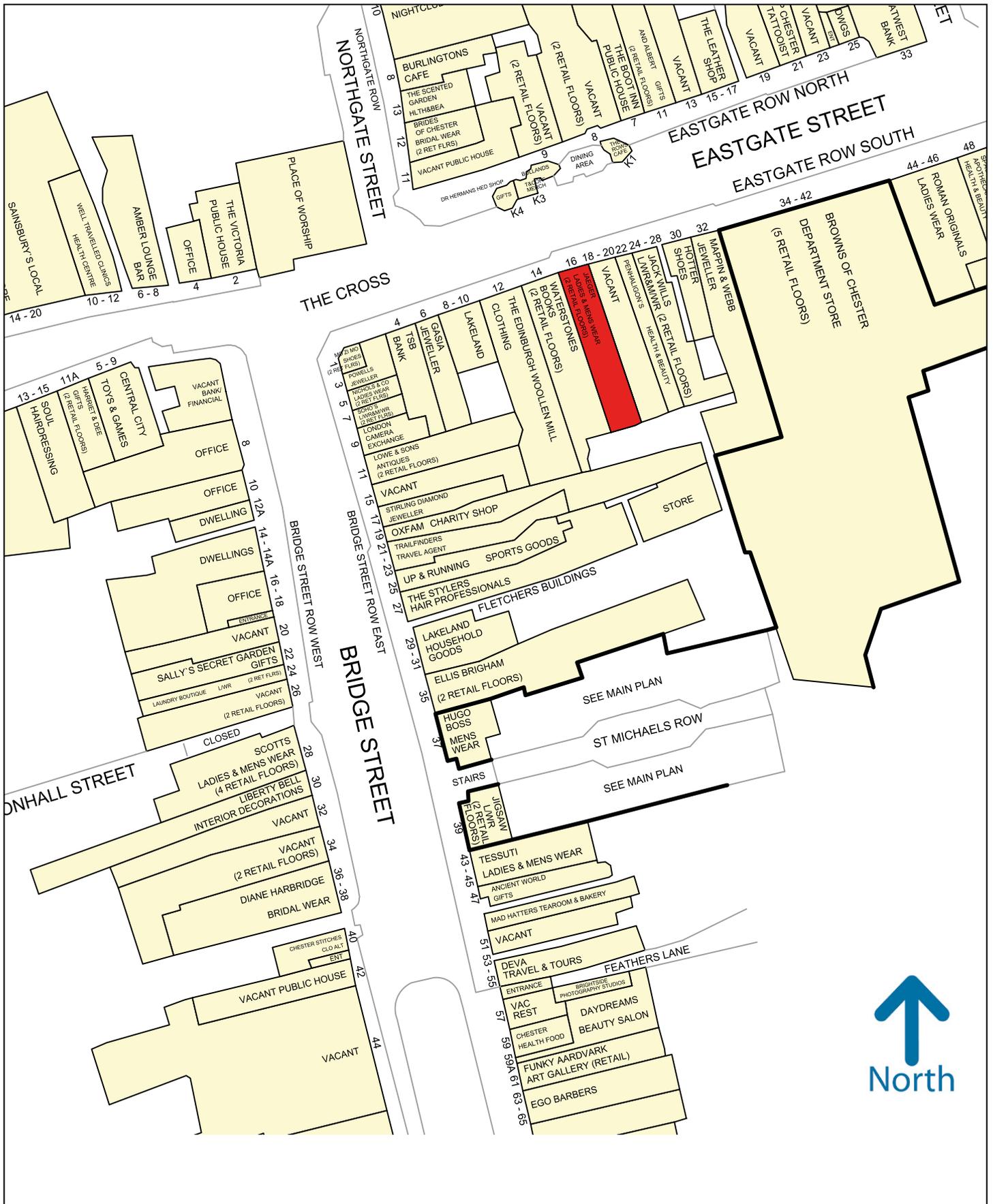
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SUBJECT TO CONTRACT

HWO/eaw/rev080118

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