

CHESTER

36 NORTHGATE STREET

PRIME SHOP UNIT TO LET

LOCATION

The property occupies a prime trading location on the pedestrianised Northgate Street with nearby multiple retailers including **Specsavvers, Oasis, Vision Express, Boots, Pret a Manger, The White Company, Lakeland, Zara** and **Superdrug**.

ACCOMMODATION

The premises are arranged on ground floor only with the following approximate areas and dimensions:-

Window frontage	6'9"	2.05m
Shop depth	20'8"	6.27m
Built depth	29'8"	9.02m
Ground floor sales	141 sq ft	13.09 sq m
Ground floor storage	56 sq ft	5.20 sq m

LEASE

The property is to be offered by way of a new effective full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews at a commencing rental of **£20,000** (twenty thousand pounds) p.a.x.

ASSESSMENTS

Enquiries made on the Valuation Office website indicate that the premises have been assessed for rates as follows:-

Rateable Value	£16,250
UBR 2017/2018	46.6p
Rates Payable 2017/2018	£7,572.50

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

VAT

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



PHOTOGRAPHS/PLANS

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

EPC

The property has a rating of C74. A Certificate and Recommendations are available upon request.

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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Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

Email: hugh@ocklestonbailey.co.uk

Or our joint agent

Allie Bainbridge of Mason Owen

Tel: 0151 242 3141

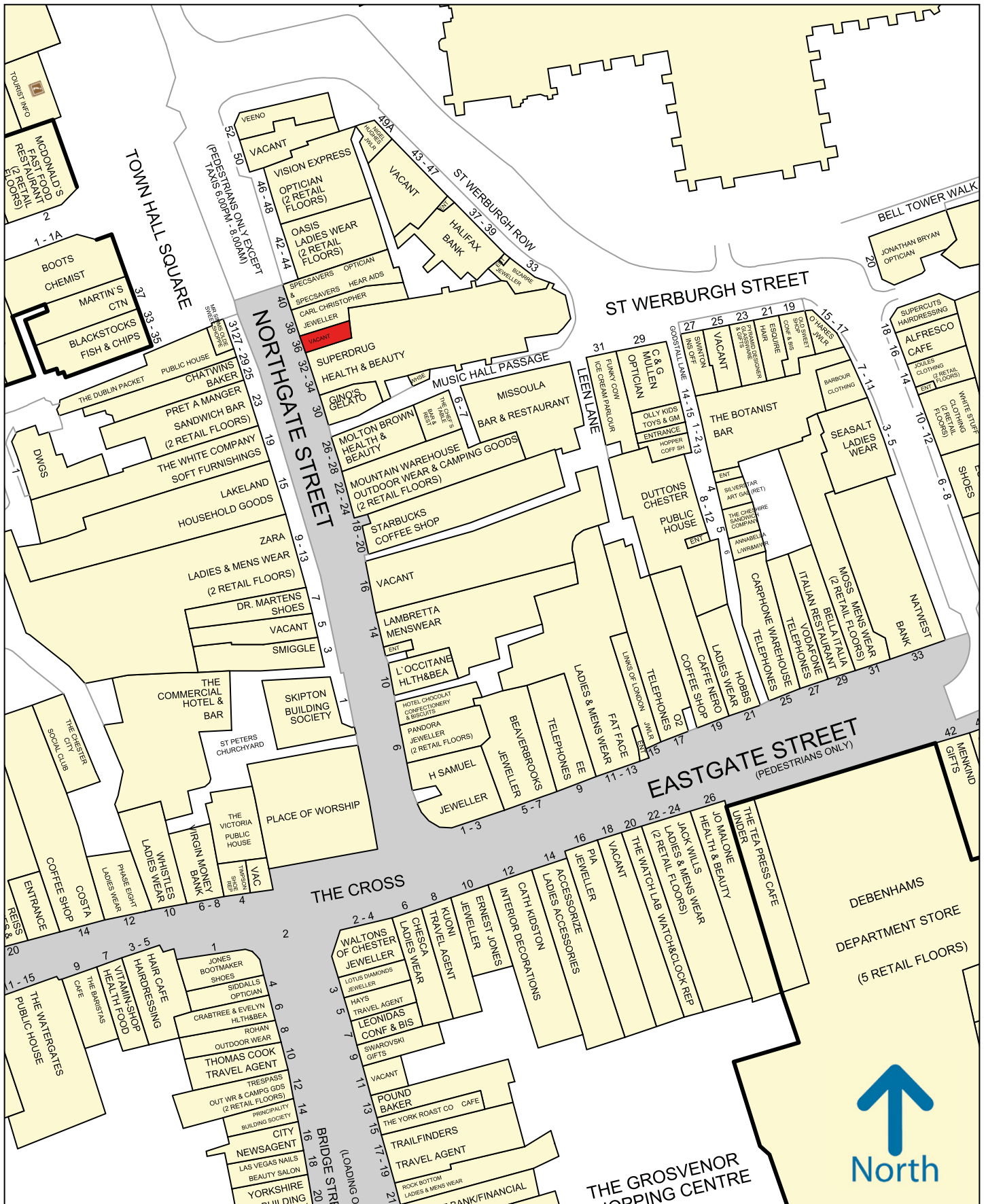
Email: allie.bainbridge@masonowen.com

SUBJECT TO CONTRACT

HWO/eaw/090617

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