

# CHESTER

44

## Foregate Street

Available by way of  
assignment / sub lease

### Location

The premises are located in a prominent retail location on Foregate Street in the heart of Chester City Centre with a number of shopper bus stops located opposite. The property is in close proximity to **Primark**, sitting adjacent to **Body Shop** and **Bodycare**. Other retailers nearby include **Marks & Spencer**, **River Island**, **Mountain Warehouse**, **Starbucks**, **Lush**, **Poundland**, and **Deichmann Shoes**.

### Lease

The property is available by way of an assignment or sub lease to expire September 2031.

### Rent

£185,000 per annum

### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value                      £108,000

Interested parties are advised to make their own enquiries with the local authority.

### EPC

C69



### Accommodation

Net Frontage	35' 5"	10.80 m
Built Depth	152' 6"	46.50 m
Ground Floor Sales	6,451 sq.ft.	599.3 sq.m
First Floor Ancil.	3,213 sq.ft.	298.5 sq.m.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Photographs and plans

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

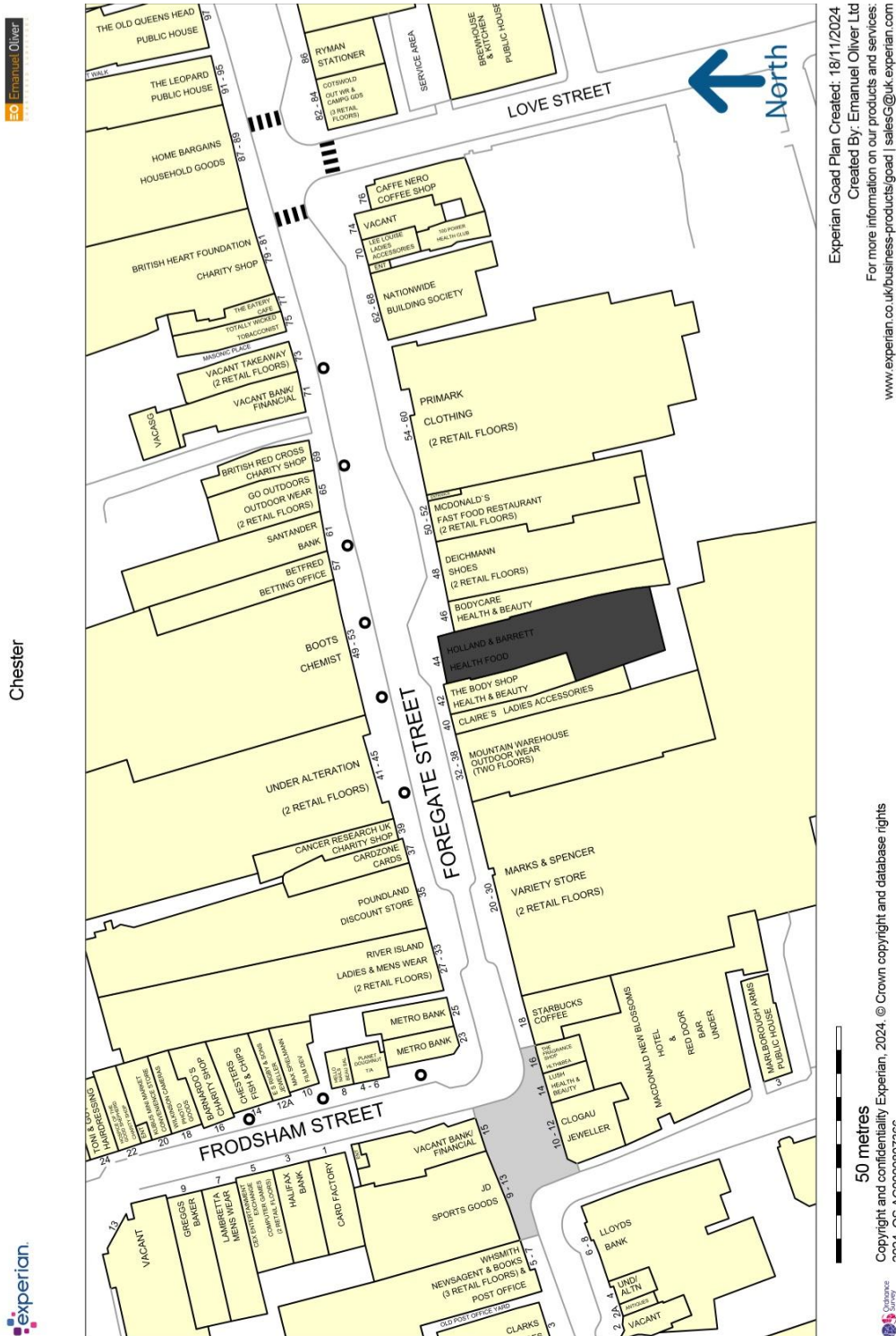
### Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### Viewing

Strictly by appointment through the joint agents Dan Oliver [dan@emanueloliver.com](mailto:dan@emanueloliver.com)

Or Benjamin Hoffman @ Newmark [benjamin.hoffman@nrmk.com](mailto:benjamin.hoffman@nrmk.com)



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