

CHESTER

6 Eastgate Street

TO LET

(SUBJECT TO VACANT POSSESSION)



Location

The property is located on the pedestrianised Eastgate Street, in a prime retail position within Chester city centre. The street is home to many national retailers and restaurants including **Kuoni, Ernest Jones, EE, Fat Face, Caffe Nero, Hobbs, Holland & Barrett, Bella Italia, Mappin & Webb** and **Jo Malone** together with the imminent arrival of **H Beauty**.

Lease

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£55,000 per annum exclusive

Business Rates

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

Rateable Value £37,000

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

VAT

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

Accommodation

Gross Frontage	18' 2"	5.54 m
Net Frontage	16' 5"	4.99 m
Ground Floor	942 sqft	87.5 sqm

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.

EPC

C59

Viewing

Strictly by appointment through the agents
dan@emanueloliver.com



Experian Goad Plan Created: 03/06/2025
 Created By: Emanuel Oliver Ltd
 For more information on our products and services:
www.experian.co.uk/business-products/goad | sales@uk.experian.com

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