Location
The subject premises are well located on Foregate Street in Chester. The spaces occupies first floor and second floor directly above the newly opened Deichmann. Other occupiers in close proximity include Holland & Barrett, Marks & Spencer, The Body Shop, River Island, McDonald’s and Primark.

Demise
The property is arranged over first and second floors and provides the following approximate areas:

<table>
<thead>
<tr>
<th>Area</th>
<th>First Floor</th>
<th>Second Floor Ancillary</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5,572 sq ft</td>
<td>1,130 sq ft</td>
<td>6,702 sq ft</td>
</tr>
<tr>
<td></td>
<td>517.66 sq m</td>
<td>104.98 sq m</td>
<td>622.64 sq m</td>
</tr>
</tbody>
</table>

Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable Value: To be reassessed
Rates Payable (19/20): To be reassessed

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

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