### Location
The subject premises are located on the edge of prime Foregate Street in Chester. The adjacent occupiers are the newly opened Deichmann and Holland & Barrett. Other occupiers in close proximity include Marks & Spencer, The Body Shop, River Island, McDonald’s and Primark.

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

<table>
<thead>
<tr>
<th></th>
<th>Area (sq ft)</th>
<th>Area (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor:</td>
<td>2,672</td>
<td>257.00</td>
</tr>
<tr>
<td>First Floor Ancillary:</td>
<td>619</td>
<td>58.00</td>
</tr>
<tr>
<td>Second Floor Ancillary:</td>
<td>335</td>
<td>31.00</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>3,626</strong></td>
<td><strong>346.00</strong></td>
</tr>
</tbody>
</table>

There is the potential to extend the first floor area in excess of 5,000 sq ft.

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

### Rent
On application.

### Rates
- **Rateable Value:** £118,000

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

### EPC
Available upon request.
Chester

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