Location
The subject premises are located on the edge of prime Foregate Street in Chester, with the return frontage providing excellent visibility. The property also benefits from three level trading.

The unit is adjacent to Ryman and directly opposite Caffe Nero. Other occupiers in close proximity include Marks & Spencer, Boots, McDonald’s and Primark.

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

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sales Area</th>
<th>Ancillary Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>1,961 sq ft</td>
<td>182 sq m</td>
</tr>
<tr>
<td>Basement Sales</td>
<td>1,560 sq ft</td>
<td>144 sq m</td>
</tr>
<tr>
<td>Basement Ancillary</td>
<td>261 sq ft</td>
<td>24 sq m</td>
</tr>
<tr>
<td>First Floor Sales</td>
<td>2,434 sq ft</td>
<td>226 sq m</td>
</tr>
<tr>
<td>First Floor Ancillary</td>
<td>478 sq ft</td>
<td>44 sq m</td>
</tr>
<tr>
<td>Second Floor</td>
<td>2,615 sq ft</td>
<td>243 sq m</td>
</tr>
<tr>
<td>Total</td>
<td>9,299 sq ft</td>
<td>863 sq m</td>
</tr>
</tbody>
</table>

Tenure
A new FRI lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Rent
£95,000 per annum exclusive.

Rates
Rateable Value: £99,500

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:

- Ian Webster
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  07901 516 723
  ian@robinsonwebster.com

- Liam Jones
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  07990 335 016
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