



ROBINSON WEBSTER



## CHESTER – 46 FOREGATE STREET

A1 RETAIL OPPORTUNITY

SUBJECT TO VACANT POSSESSION

### 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:

Ground Floor:	2,672 sq ft	257.00 sq m
First Floor Ancillary:	619 sq ft	58.00 sq m
Second Floor Ancillary:	335 sq ft	31.00 sq m
<b>Total:</b>	<b>3,626 sq ft</b>	<b>346.00 sq m</b>

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

### Tenure

A new 10 year effective FRI lease, subject to upward only rent reviews in year 5. Subject to vacant possession.

### Rent

On application.

### Rates

Rateable Value:	£118,000
Rates Payable (18/19):	£65,509 p.a.

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

### EPC

Available upon request.

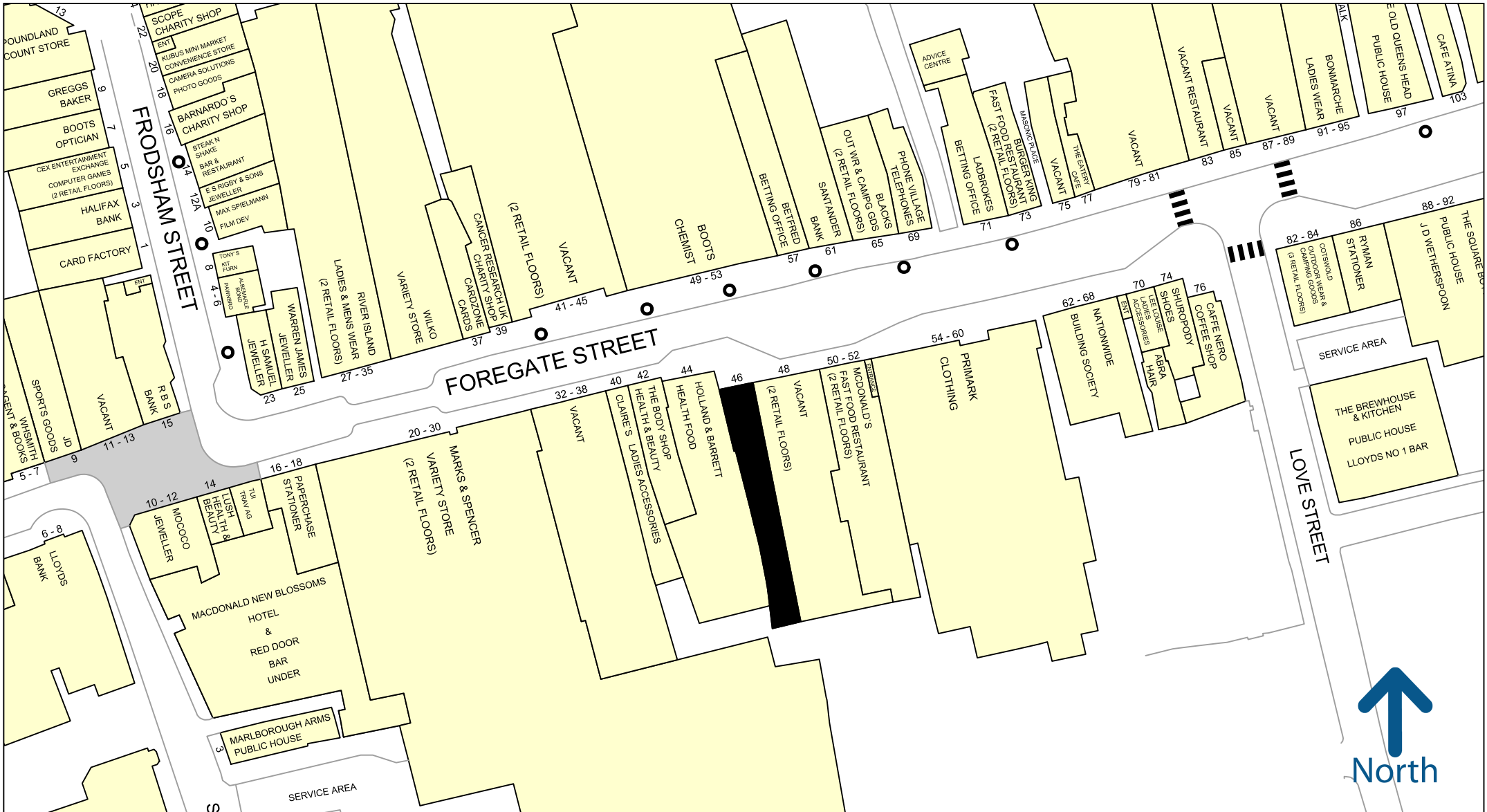
### Further Information

For further information or to arrange a viewing please contact:

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