



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### CHESTER – 48/50 FOREGATE STREET

A1 RETAIL OPPORTUNITY – NEW LEASE AVAILABLE

#### **Location**

The subject premises are located at the edge of prime Foregate Street in Chester. The adjacent occupiers are **McDonald's** and **Game**.

Other occupiers in close proximity include **Holland & Barrett, Marks & Spencer, The Body Shop, River Island** and **Primark**.

#### **Accommodation**

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

Gross Frontage:	10.6 m
Shop Depth:	40.9 m
Ground Floor:	5,522 sq ft
First Floor:	4,923 sq ft
Second Floor:	1,344 sq ft
<b>Total</b>	<b>11,789 sq ft</b>

The unit also has the potential to be subdivided into two units.

#### **Tenure**

A new 15 year FRI lease, subject to upward only rent reviews at years 5 and 10.

#### **Rent**

On application

#### **Rates**

Rateable Value: £217,000  
Rates Payable 18/19: £106,981

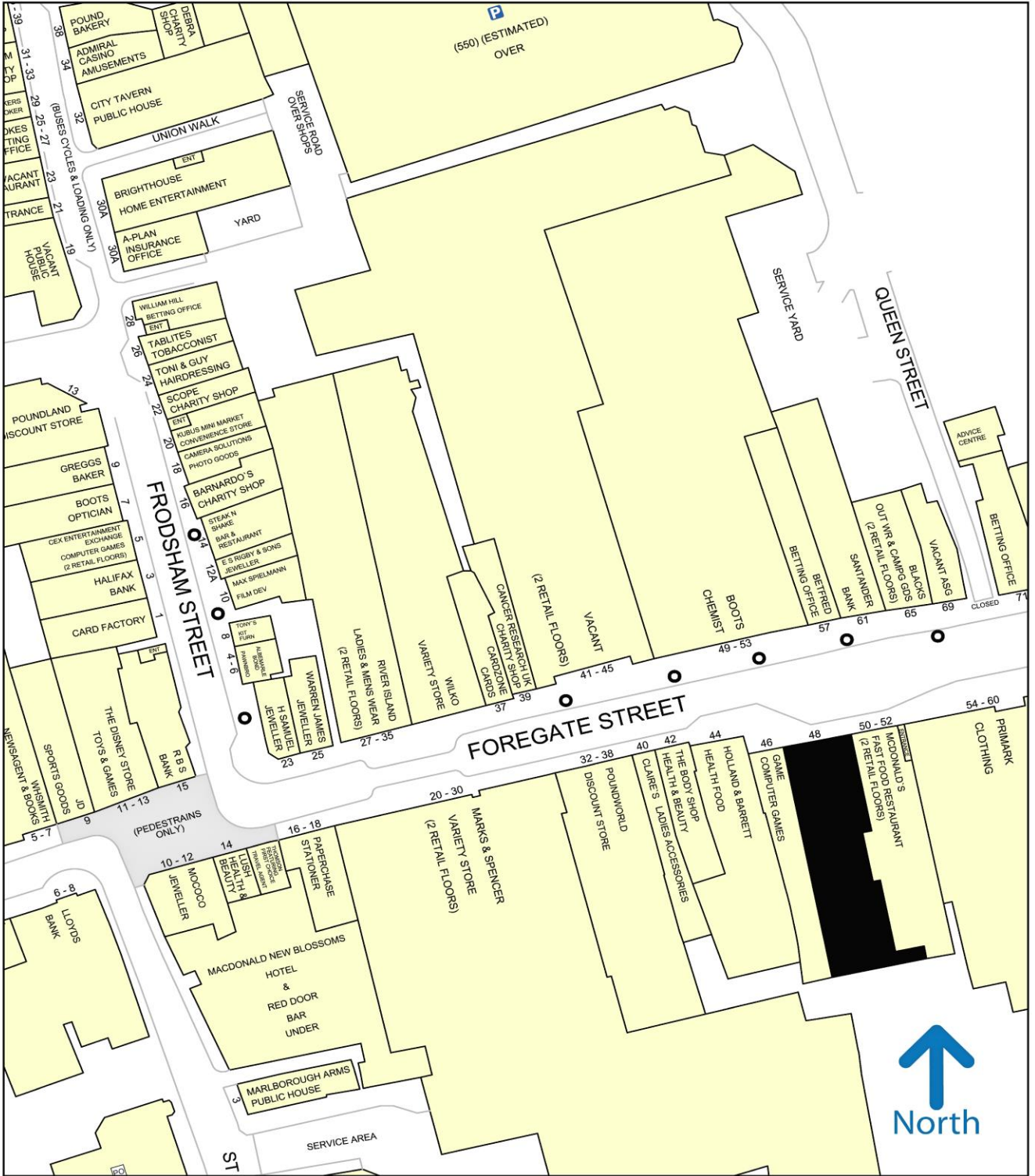
Interested parties are advised to make their own enquiries.

#### **Viewing and Further Information**

Through sole agents Robinson Webster:

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50 metres

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Created By: Robinson Webster Limited