



ROBINSON WEBSTER



## CHESTER – 82-84 FOREGATE STREET

A1 RETAIL OPPORTUNITY - SUBJECT TO VACANT POSSESSION

### 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:

Ground Floor:	1,961 sq ft	182 sq m
Basement Sales:	1,550 sq ft	144 sq m
Basement Ancillary:	261 sq ft	24 sq m
First Floor Sales:	2,434 sq ft	226 sq m
First Floor Ancillary:	478 sq ft	44 sq m
Second Floor:	2,615 sq ft	243 sq m
<b>Total:</b>	<b>9,299 sq ft</b>	<b>863 sq m</b>

### 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
Rates Payable (19/20):	£50,148 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:

**Ian Webster**  
020 7190 9802  
07901 516 723  
ian@robinsonwebster.com

**Liam Jones**  
020 7190 9804  
07990 335 016  
liam@robinsonwebster.com

**020 7190 9801**  
robinsonwebster.com



50 metres

Experian Goad Plan Created: 17/06/2019  
Created By: Robinson Webster Limited



Copyright and confidentiality Experian, 2019. © Crown copyright and database rights 2019. OS 100019885

Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.