



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



CHESTER – 46 FOREGATE STREET

A1 RETAIL OPPORTUNITY – NEW LEASE (SUBJECT TO VP)

Location

The subject premises are located on Foregate Street in Chester adjacent **Holland & Barrett** and **HMV**. **Boots**, **Primark**, **Wilkinson's** and **M&S** are all in close proximity

Accommodation

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

Ground floor sales:	2,672 sq ft
First (anc)	619 sq ft
Second (anc)	335 sq ft
Total	3,626 sq ft

Timing

The property is available from June 2018.

Tenure

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

Rent

£137,500 pax

Rates

Rateable Value: £118,00
Rates Payable 17/18: £65,509 pa

Interested parties are advised to make their own enquiries.

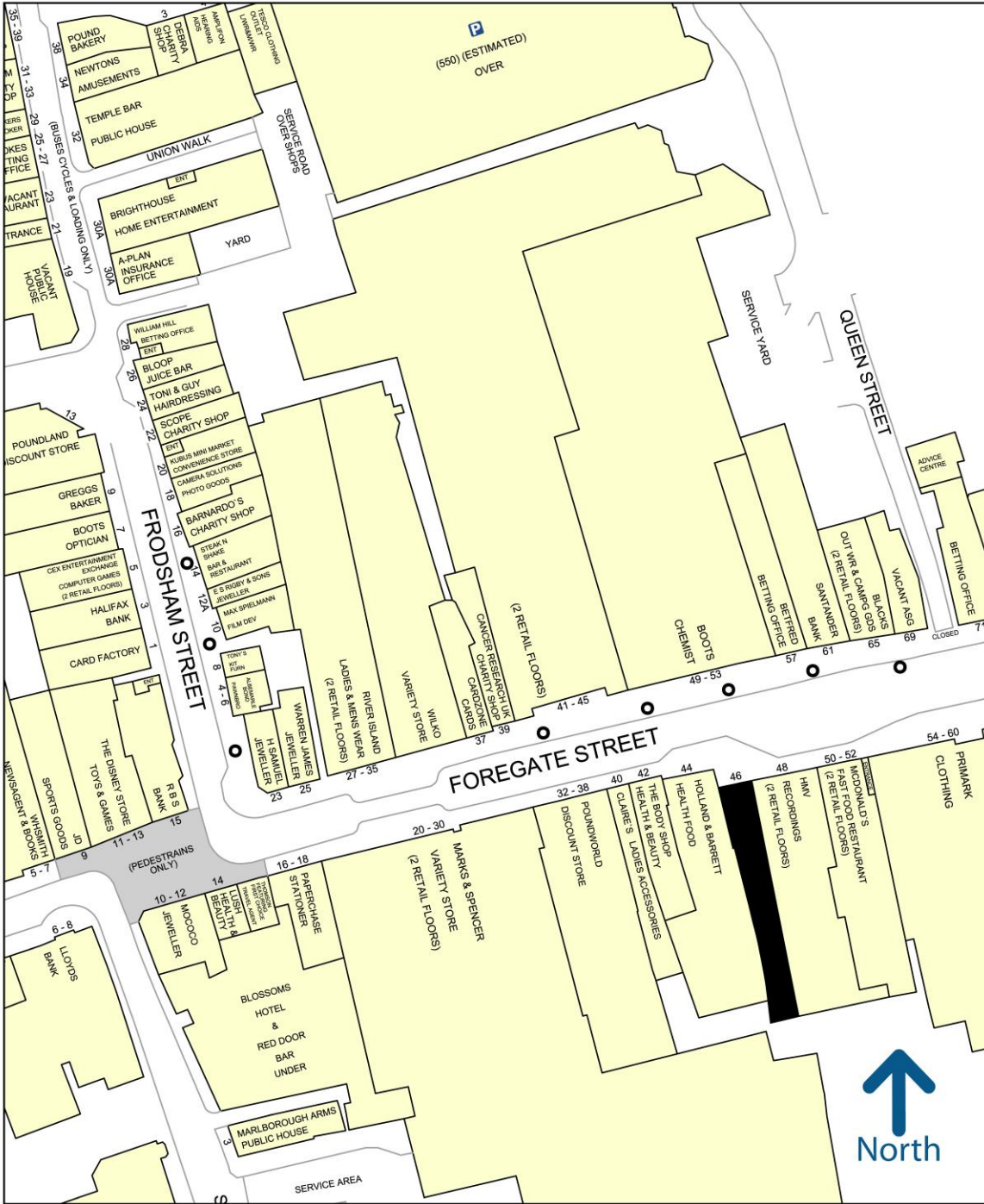
Viewing and Further Information

Through Robinson Webster

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