

TO LET

1-3 Eastgate Row North Chester

- Prominent Corner Row Level Unit
- Licenced restaurant/bar with external seating area
- Available To Let subject to vacant possession

Location

Chester is a strong regional shopping centre with a population of approximately 120,000 people and a borough population of 328,000.

The city is ranked 5th top historic visitor destination with the number of visitors being boosted significantly by the levels of tourists visiting the city for Chester Racecourse, Cathedral, 'Roman City' status, castle walls and Chester Zoo.

The premises are situated at the heart of the shopping area close to the junction of the pedestrianised Eastgate Street, Watergate Street, Northgate Street and Bridge Street.

Description

The unit is arranged on Row level, first and second floors and has the following approximate areas:-
Row Level Sales 1,539 sq.ft.

First Floor 1,464 sq.ft. (part sales)
Second Floor 1,044 sq.ft.



The demise also includes an external seating area. This seating area overlooks the Cross and the corner of Eastgate Street and Northgate Street in the centre of Chester and can accommodate up to 35 people.

Lease/ Rent

The property is available by way of a new full repairing and insuring lease, subject to gaining vacant possession. Rent on application.

Assessments

Verbal enquiries to Chester West and Chester Council confirm the property is assessed as follows:

Rateable Value £73,000
Rates Payable (09/10) £35,405

Interested parties are advised to make their own enquiries on 0300 123 8123.

Service Charge

The property is subject to a service charge. Current year is £11,620.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Timing/ Planning

The refurbished unit will be available for occupation in early 2010. A planning application for A1/A3 use is currently under consideration.

VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

Viewing

Strictly by appointment through the joint agents:

Dan Wild

01244 321555

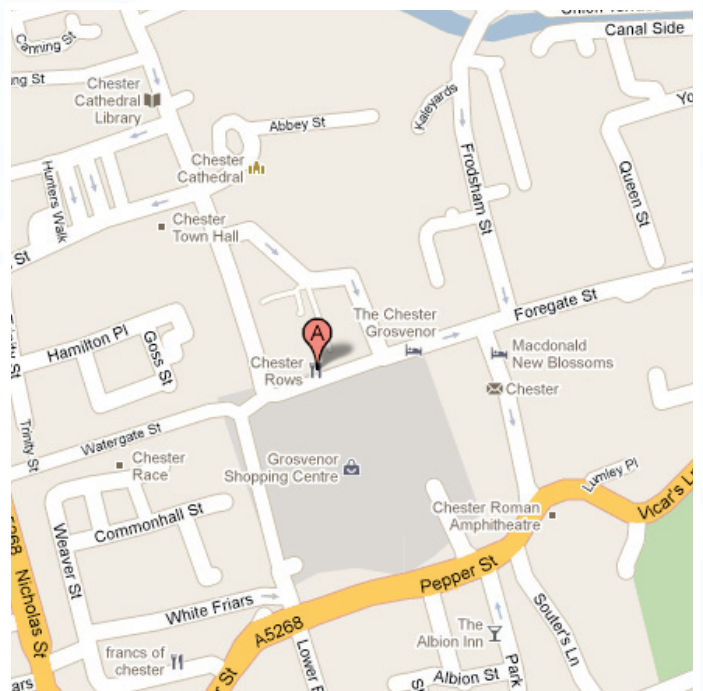
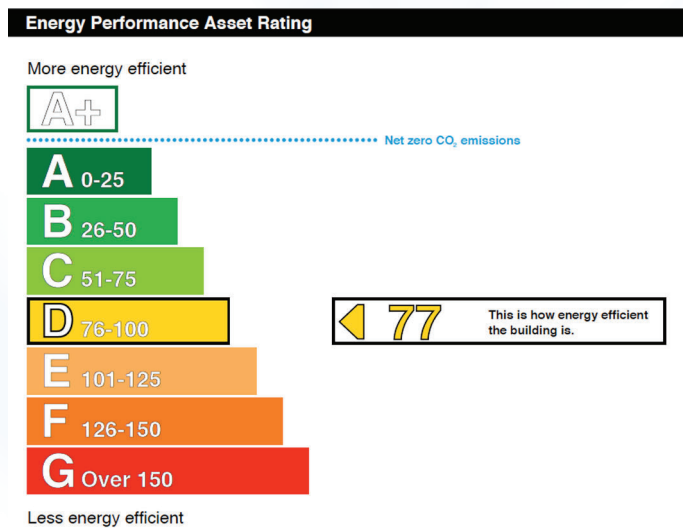
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Neil Bowler

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Energy Performance Certificate



Subject to Contract

February 2010

jenics



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