

TO LET

7 Eastgate Row North Chester

- Prominent Row Level Unit
- A1/A3 Use (subject to planning)
- Suitable for retail or restaurant use
- An excellent opportunity to secure prominent accommodation with the opportunity for external seating at the very heart of Chester City Centre

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 at Row level and has the following approximate areas:

Internal Width	33 ft	10.06 m
Shop Depth	83 ft	25.30 m
Sales Area	2,390 sq ft	222.03 sq m
External seating area providing seating for approximately 36 people.		



Lease/Rent

The property is available by way of a new full repairing and insuring lease, at a rent of £55,000 per annum.

Assessments

The property is currently undergoing refurbishment and will need to be reassessed by the Valuation Office. Please contact the agents for further details.

Service Charge

The previous years service charge was approximately £5,669.

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.

Viewing

Strictly by appointment through the joint agents:

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Energy Performance Certificate

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

162 This is how energy efficient the building is.

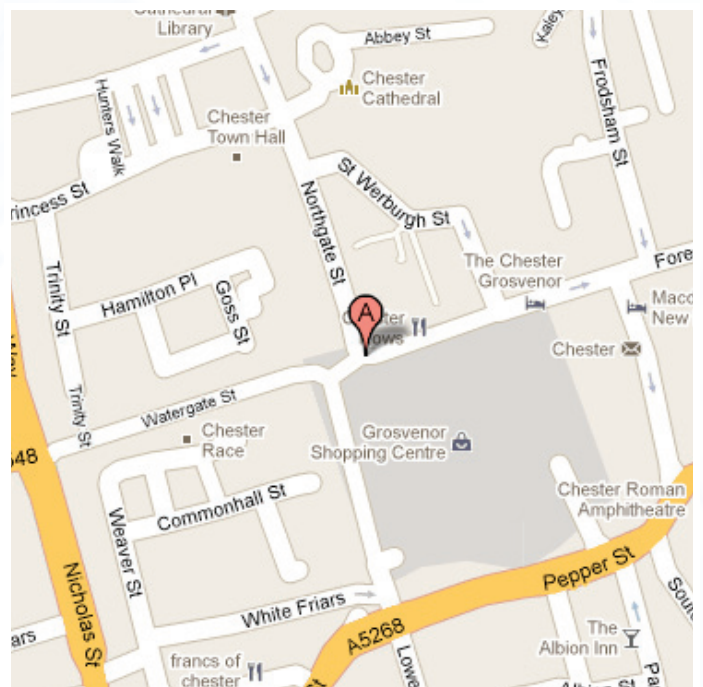
Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 12
 Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
80 If newly built
145 If typical of the existing stock



Subject to Contract

February 2010

jenics



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