

25 St Werbergh Street, CH1 2DY

WILD
COMMERCIAL PROPERTY

SHOP TO LET



Location

The property is located in a good retailing pitch on St Werbergh Street, in the centre of Chester only a short distance away from the prime retailing pitches of Northgate Street and Eastgate Street. There are a number of multiple retailers close by including Fat Face, White Stuff, Barbour, Joules and Superdrug. The property can be more readily identified from the attached plan.

Description

The property comprises a two-storey building. The ground floor comprises of a large sales area with WC and storage area at the rear. The first floor comprises a kitchen area and two rooms for storage.

Tenure

The property is available on a new full repairing and insuring lease for a term of years to be agreed subject to five yearly upward only rent reviews.

Rent

£25,000 PA

Accommodation

The property has the following approximate areas and dimensions:

Ground Floor Sales	32.7 sqm	352 sqft
Ground Floor Store	7.89 sqm	84 sqft
First Floor Store	27.53 sqm	285 sqft
First Floor Kitchen	12.24 sqm	131 sqft

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value of £26,250.

Rateable value from April 2017: £19,750

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is Rating G – 240

Photographs and Plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Service Charge

A service charge is payable to cover the landlords apportioned running costs and insurance, further details available on request.

Legal Costs

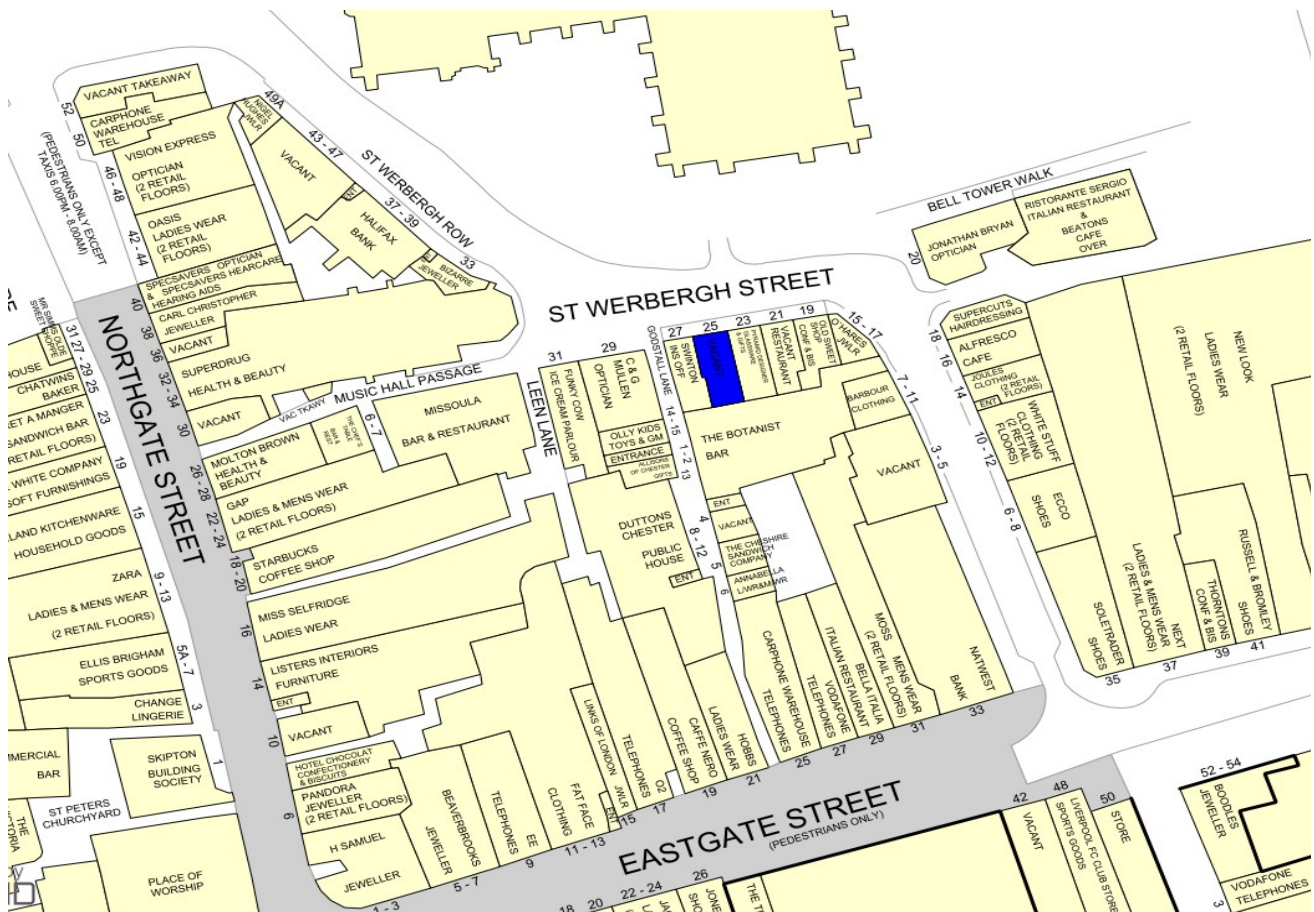
Each party are to be responsible for their own legal costs incurred in the transaction.

VAT

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

SUBJECT TO CONTRACT

DTFW 15.02.16



Viewing

Strictly by appointment through the agents, Wild Commercial Property

Dan Wild

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Mindy Bishop

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