

5 (9) EASTGATE ROW, CHESTER, CH1 1LQ

WILD
COMMERCIAL PROPERTY

RETAIL UNIT TO LET



Location

The unit occupies a prominent position in the heart of Chester. The premises are on the row level above Eastgate Street with other occupiers including Fat Face, Beaverbrooks and Jack Wills. The Property can be more readily identified from the attached plan.

Description

The premises is situated on the row level and was previously occupied by Lakeland.

Tenure

The Property is available on a new full repairing and insuring lease, subject to upward only rent reviews.

Rent

£65,000 pa

Service Charge

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

Accommodation

The property has the following approximate areas and dimensions:

Row Level Sales	1732 sq ft	160.9 sq m
Second Floor Storage	2047 sq ft	190.16 sq m
Third Floor Storage	560 sq ft	52.02 sq m

Assessments

Verbal enquiries of the Local Authority indicate the property has a rateable value from April 2017 of £53,000pa

EPC

An EPC has been commissioned and the Energy Performance Asset Rating for the property is available on request

Legal Costs

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

VAT

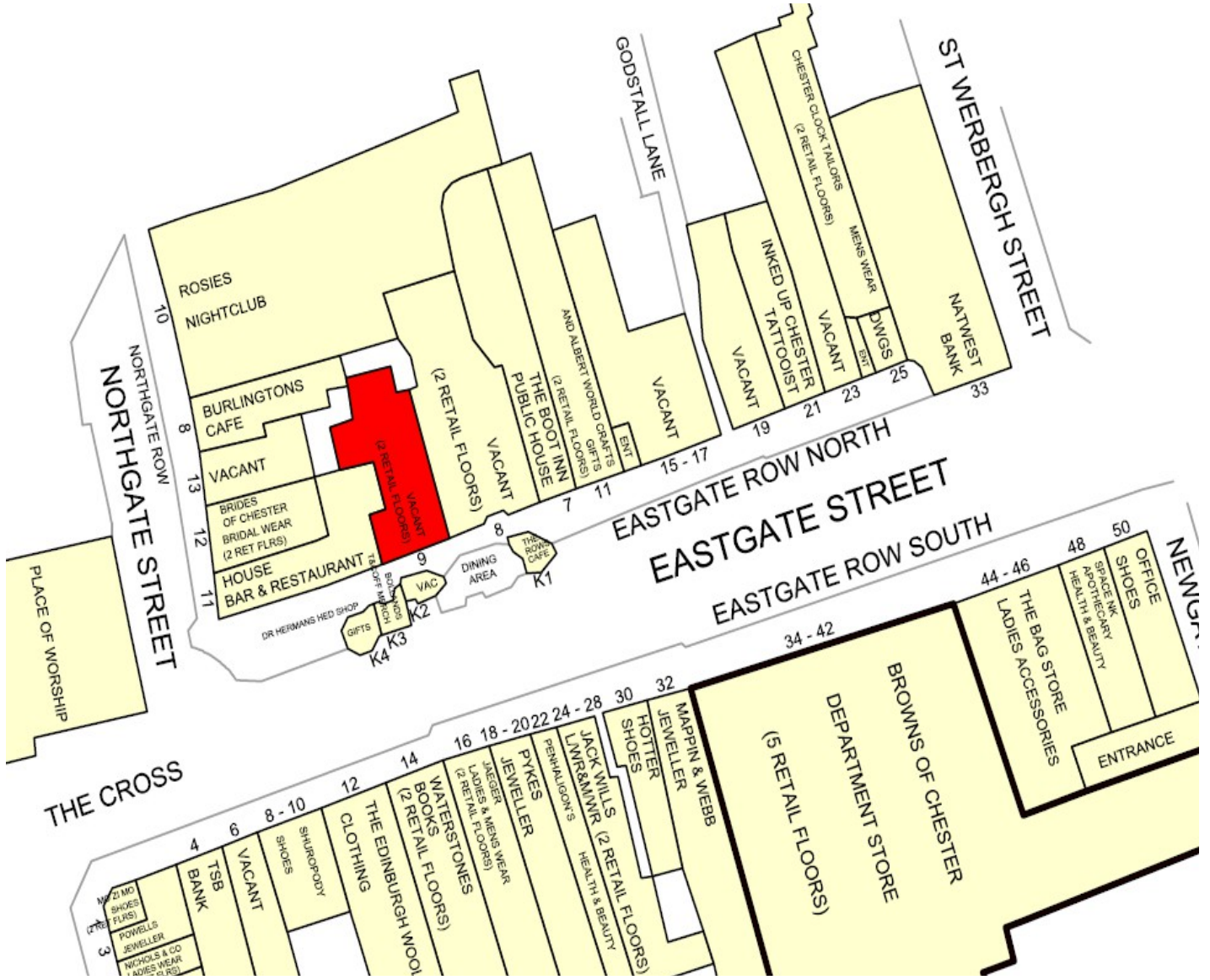
Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

SUBJECT TO CONTRACT

DTFW 14.3.17

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.



Viewing
 Strictly by appointment through the agents, Wild Commercial Property

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