

# Chester

23/25 Foregate Street, CH1 1HD.



## PRIME CORNER RETAIL PREMISES – TO LET AVAILABLE ON A NEW LEASE SUBJECT TO VACANT POSSESSION

For further information please contact sole agents:

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# Chester, 23/25 Foregate Street, CH1 1HD.

## Location

The property is located in a prime location on Foregate Street in the heart of Chester city centre. The premises benefits from high pedestrian flows with nearby retailers including River Island, Marks & Spencer, Holland & Barratt and JD Sport.

## Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

## Accommodation

### 23 Foregate Street:

Internal Width	23ft 2"	7.1m
Ground Floor	1103 sq. ft	102 m <sup>2</sup>
First Floor	1000 sq. ft	92.9 m <sup>2</sup>
Second Floor	984 sq. ft	88.1 m <sup>2</sup>

### 25 Foregate Street:

Internal Width:	17ft 4"	5.29m
Ground Floor:	932 sq ft	86.4m <sup>2</sup>
First Floor:	915 sq ft	85m <sup>2</sup>
Second Floor :	288 sq ft	13.5m <sup>2</sup>

\*The properties can be let separately or combined to form a prominent corner unit.



## Rent

Details on application

## Rates 2020/21

23 Foregate: RV £129,000  
25 Foregate: RV £89,500

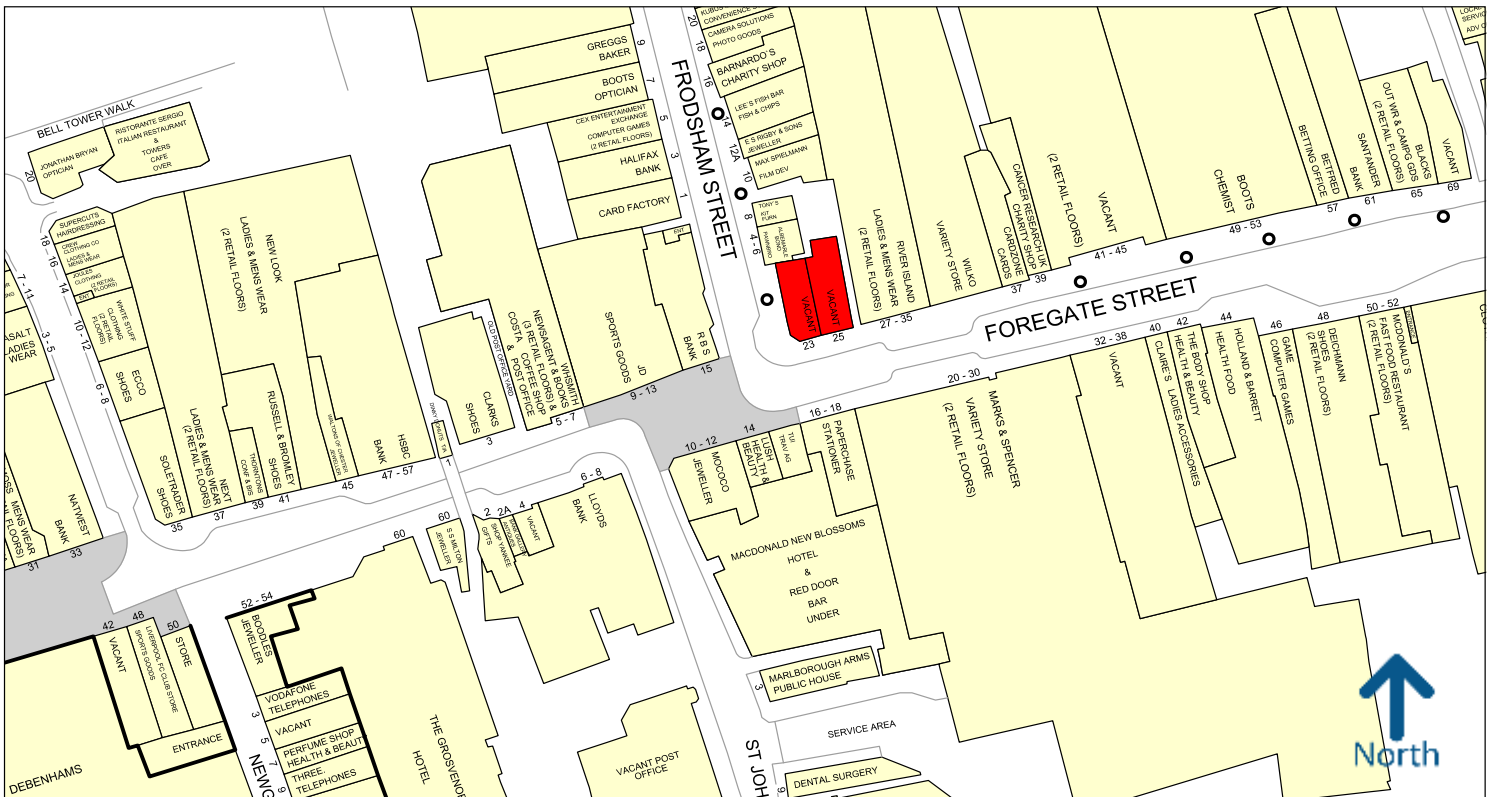
The UBR is 51.2p. Interested parties are requested to make their own enquiries to the local authority.

## EPC

An Energy Performance Certificate for the property is available on request.

## Legal Costs

Each party to bear their own legal costs



Experian Goad Plan Created: 12/03/2020  
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