

CORNER SHOP
TO LET (MAY SELL)
CONFIDENTIAL
122 Foregate Street
CHESTER
CH1 1HB

LOCATION

The premises occupy a prominent corner location fronting Bath Street and Foregate Street in the Easterly quarter of the city centre. There are a variety of traders in the immediate vicinity including such names as **Games Workshop, Berkertex, Subway, Wetherspoons, and Revolution.** It also has the benefit of frontage on to the city inner ring road and is within only a short walking distance of an expanding residential sector of the city. A location plan is attached.

DESCRIPTION

The premises are arranged on ground and two upper floors and currently provide retailing space at ground with office and consulting rooms at first and second floor. The premises do, however, offer the opportunity of being split with the upper floors benefiting from an attractive rear entrance. The premises are Grade II listed. The approximate dimensions and areas are as follows:-

Ground floor shop

Internal width	7.96m	26ft
Shop depth (max)	8.00m	26ft 03in
Built depth (max)	11.20m	36ft 09in
G F sales area	54.65m ²	588 sq ft
Office / store	8.00m ²	85 sq ft

First floor

Four rooms totalling	56.70 m ²	610 sq ft
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Second floor

Room 1	16.80m ²	180 sq ft
kitchen	5.90m ²	64 sq ft
Total floor area	142.05m²	1529 sq ft

SUBJECT TO CONTRACT



LEASE

The premises are available on a new lease basis, on terms and conditions to be discussed, as a whole or on a split basis with retailing at ground floor and the upper floors as either office or possibly residential use, subject to planning. The lease would be on terms and conditions to be discussed.

TERMS

Rent on application.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

It is understood from verbal enquiries with the local Rating Authority that the premises are assessed as follows:-

Rateable Value	£21,750.00
Rates Payable (April 2010-2011)	£9,004.50

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the disposal.

VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

Tel : 01244 311681

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Email : richard@boltonbirch.com

Website www.boltonbirch.com

Details Dated : 15.11.10

Ref: RWB /122fore

