

## SHOP LEASE FOR SALE

# CHESTER

## 40 WATERGATE STREET

33.92m<sup>2</sup> (325 sq ft)

### LOCATION

The premises occupy a city centre location fronting the semi-pedestrianised area of Watergate Street. It is situated within only 100m of the primary shopping area and will also back on to the proposed Forum Shopping centre re-development scheme which will have major beneficial effects on the location. There are a wide variety of retailers in the immediate vicinity including both national multiple and more specialist local operators.

### DESCRIPTION

The premises are arranged on ground floor only with the following approximate dimensions and areas :-

Shop front	5.62m	(18ft 05in)
Shop depth	6.77m	(22ft 03in)
GF sales area	33.98m <sup>2</sup>	( 365sq ft)
Plus store / wc at rear		

### LEASE

The premises are held on a 9 year full repairing and insuring lease as from 1<sup>st</sup> April 1999 and is subject to three yearly rent reviews.

Details Updated (06.05.08)  
Ref: (RWB/MH)



### RENT

£15,000 per annum.

### PREMIUM

Premiums are sought for the remaining leasehold interest.

### RATES

It is understood from website enquiries with the Valuation Office Agency that the property is currently assessed as follows :-

Rateable Value	£11,000.00
Rates payable	£ 4,763.00

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment through the sole retained agents Bolton Birch.

Richard W. Bolton

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**SUBJECT TO CONTRACT**





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