



15 EASTGATE STREET, CHESTER

- 100% prime position in city centre close to entrance to Grosvenor Square Shopping Centre
- Chester is an historic cathedral city with an affluent catchment
- Near by retailers include Penhaligons, Jo Malone, Caffé Nero with Fat Face adjacent.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

PROMINENT RETAIL UNIT TO LET

TERMS

The property is available by way of a new lease for a term of years to be agreed.

RENT

£80,000 per annum exclusive.

FLOOR AREAS SQ FT / SQ M

Ground :	873	81.1
Basement :	622	57.8

EPC

C68

RATEABLE VALUE

£71,500 (2017 assessment)

LEGAL COSTS

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

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



JACKSON CRISS

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PRIME RETAIL UNIT TO LET



Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

FATFACE

UNITED KINGDOM

Jo Malone

LONDON



PENHALIGON'S

EST. LONDON 1870

**CAFFÈ
NERO**

JACKSON CRISS

VIEWING

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