# PRIME SHOP TO LET

## Chester – 30 Northgate Street, CH1 2HA

Mason Partners

### Location

The shop is located in the centre of the historic city of Chester on Northgate Street, only a short distance from the prime retailing pitch of Eastgate Street. There are a number of multiple retailers close by including Hotel Chocolate, Molton & Brown, White Company, Starbucks, Zara, Lakeland etc. The Property can be more readily identified from the attached plan.

### Accommodation

The property comprises a three storey unit, fitted out to a high specification with ground floor sales and first and second floor sales/ storage. Approximate areas are as follows:-

| | | |
|---|---|---|
| Internal Width | 5.79 m | 19 ft |
| Shop Depth | 10.19 m | 33.5 ft |
| Ground Floor | 45.33 sq m | 488 sq ft |
| First Floor | 57.5 sq m | 619 sq ft |
| Second Floor | 41.33 | 444 sq ft |

### Tenure

The Property is occupied by way of a 10 year lease expiring on 17/5/2027. There is a Tenant only Break Clause on the 17/05/2022.

### Rent

£68,000 per annum.

### Rates

| | |
|---|---|
| Rateable Value | £61,000 |
| Rates Payable | £39,933 |

We would advise interested parties to make their own enquiries to verify this information.

### EPC

The property has an EPC rating of C (65).

An Energy Performance Certificate is available on request.

### Legal Costs

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


### Viewing

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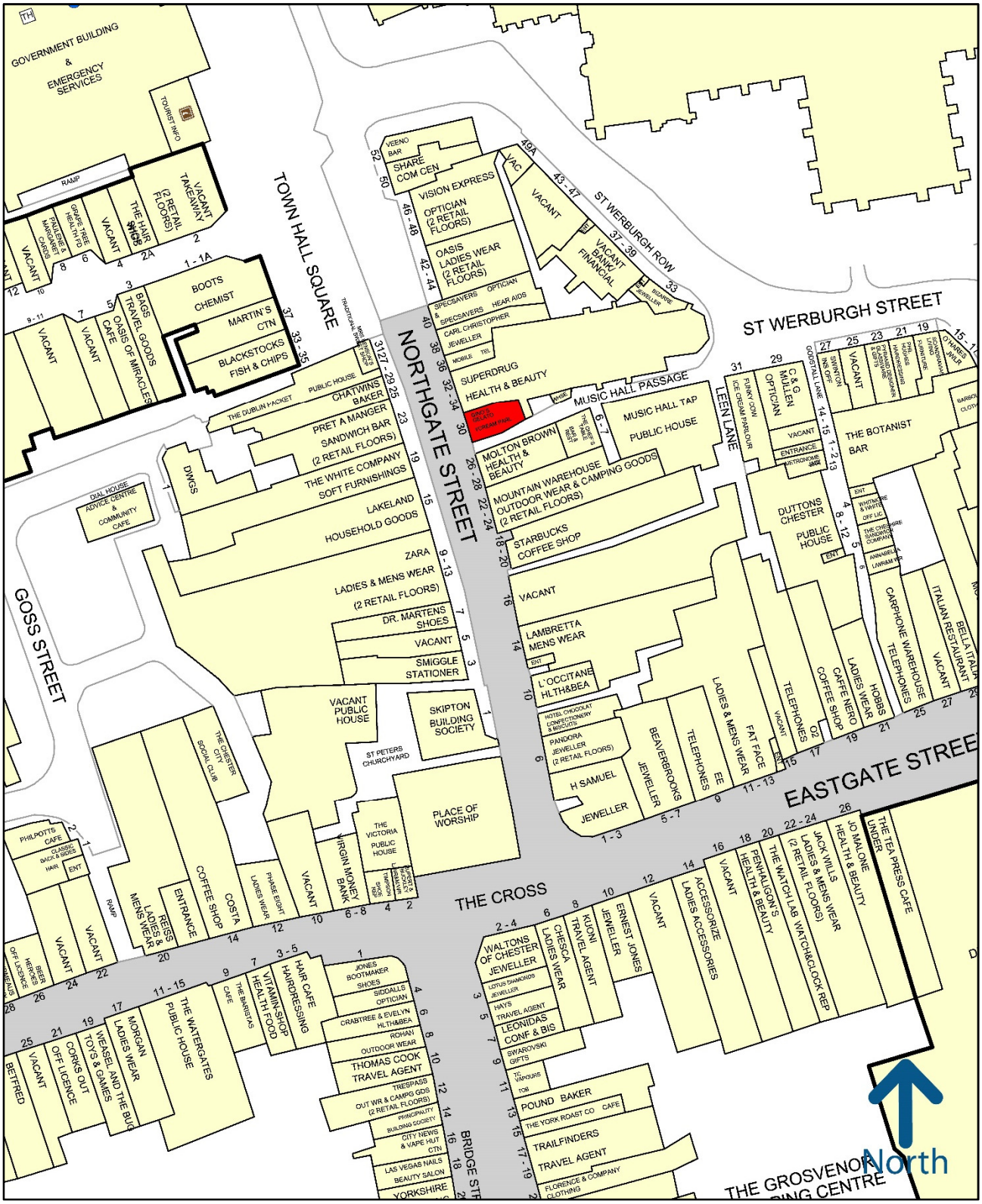


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