

63 WATERGATE STREET CHESTER, CH1 2LB



SHOP TO LET

- Good street level shop on pedestrianised Watergate Street
- Close to Sainsbury's, Costa and Virgin Money
- Affordable rental - £8,000 pa

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

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LOCATION

The property occupies a good retailing location fronting directly onto the pedestrianised Watergate Street in the heart of the historic city of Chester. Other retailers close by include Sainsbury's and Costa.

The property can be more readily identified from the attached plan.

DESCRIPTION

The shop comprises a ground floor lock-up shop with kitchen store and w/c at the rear.

ACCOMMODATION/AREAS

Internal width	6.17m	20'3"
GF Sales	35.49 sq m	382 sq ft

RENTAL

£8,000 pa

RENT DEPOSIT

A rent deposit will be required.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £9,000.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department.

EPC

The Energy Performance Asset Rating for this property is C-72.

A full copy of the Energy Performance Certificate is available upon request from the agents.

VAT

Prices outgoings and rentals will not be liable to VAT.

SERVICE CHARGE

The landlord will reserve the right to re-charge a reasonable proportion of costs relating to external structural repairs if required.

LEGAL COSTS

The proposed tenant will be required to pay £940 towards the Council's legal costs.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW March 2022

Dan.wild@bacommercial.com 07701 049826

Mindy.bishop@bacommercial.com 07425820035

SUBJECT TO CONTRACT

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