

73 FOREGATE STREET CHESTER, CH1 1HE



SHOP/RESTAURANT TO LET

- Former Burger King to let
- Excellent location on Foregate Street
- Close to Primark, Wetherspoons & McDonalds

Chester

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

T 01244 351212

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W www.bacommercial.com

BA Commercial
Chartered Surveyors

73 FOREGATE STREET

CHESTER, CH1 1HE

LOCATION

The property occupies an excellent retailing location on Foregate Street in the heart of Chester city centre. There are a number of retailers and leisure users closeby including Primark, Boots, McDonalds, Wetherspoons etc.

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

DESCRIPTION

The property comprises ground floor sales area leading back to a former kitchen, cool rooms and office. The first floor provides further seating area and a potential to provide outdoor roof terrace at the rear.

ACCOMMODATION/AREAS

	SQ M	SQ FT
GF Sales	118.07	1271
Rear store/office	52.29	563
First floor	45.84	493

TENURE

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

RENTAL

£37,500 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

RATES

The VOA website confirms the property has a Rateable Value of £59,000

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

EPC

The Energy Performance is in the course of preparation.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

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. May 2022

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SUBJECT TO CONTRACT

Chester

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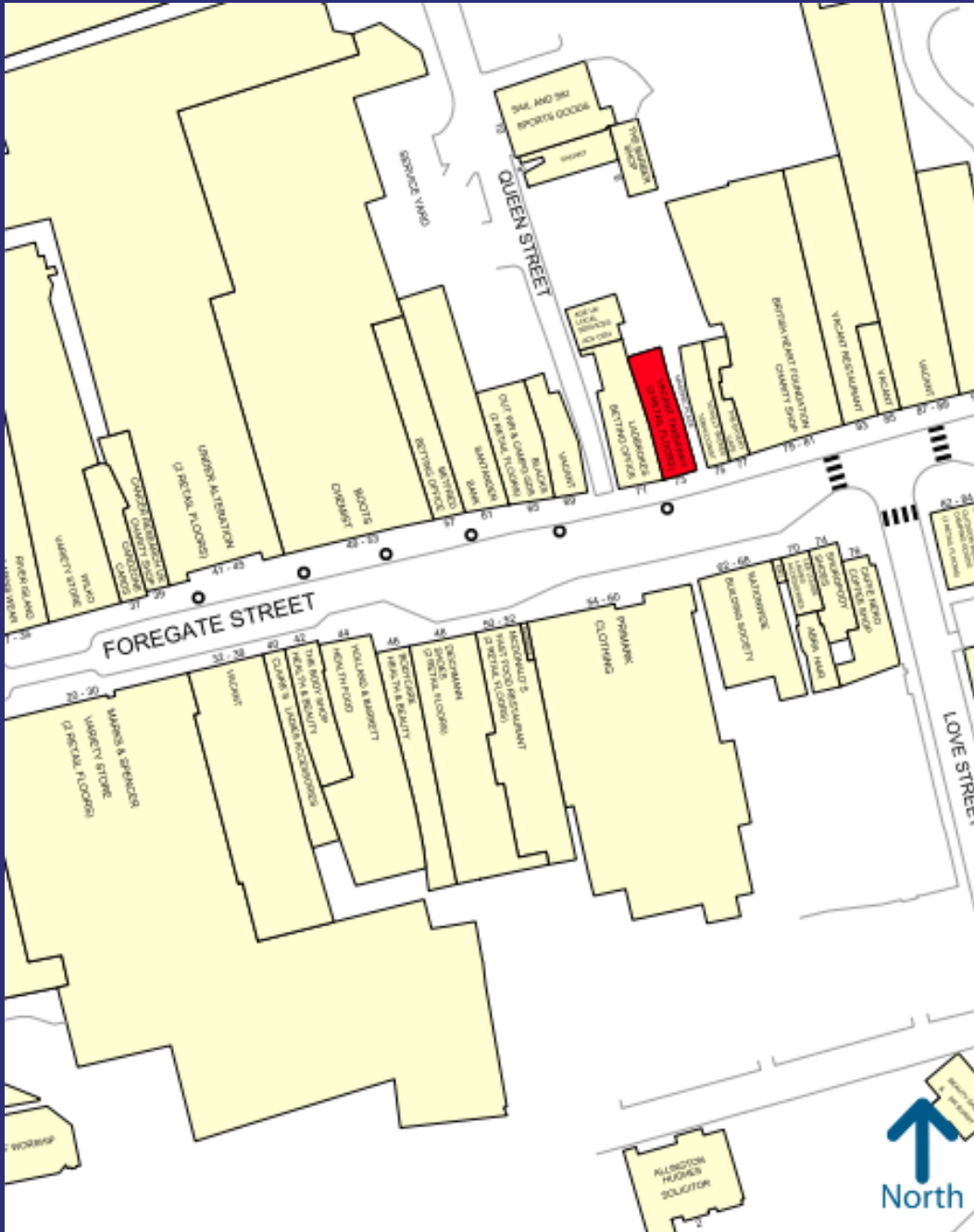
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IMPORTANT NOTICE

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