

# CHESTER

32/38 Foregate Street

**\*PRIME LARGE  
SHOP TO LET\***



## LOCATION

The property offers a rare opportunity to gain large well configured retail space within Chester. The unit occupies an excellent location on Foregate Street, adjoining **Marks & Spencer** and close to **BHS**, **Boots the Chemist**, **HMV** and **Paperchase**. We understand that 54/60 Foregate Street, the former **Woolworths** property, has been re-let to **Primark** (subject to redevelopment) which will further enhance this location.

## DESCRIPTION

The property is arranged over ground, first and second floors providing the following approximate dimensions and net internal floor areas:

Net Frontage	14 m	46 ft
Shop Depth	73.3 m	241 ft
Ground Floor Sales	649.20 sq m	6,988 sq ft
First Floor Sales	434.68 sq m	4,679 sq ft
First Floor Walkway	73.95 sq m	796 sq ft
Second Floor Ancillary	418.33 sq m	4,503 sq ft

## TENURE

The premises are offered by way of a new full repairing and insuring lease for a term of 15 years, subject to 5 yearly upward only rent reviews.

## RENT

Our clients are seeking a commencing rental of **£450,000** per annum exclusive.

## TERMS

Offers invited.

## RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £405,000 and the Rates Payable are £196,425. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## VIEWING

Strictly via appointment with:-

**Sean Gillies**

Tel: 020 7182 2831

Email: sean.gillies@cbre.com

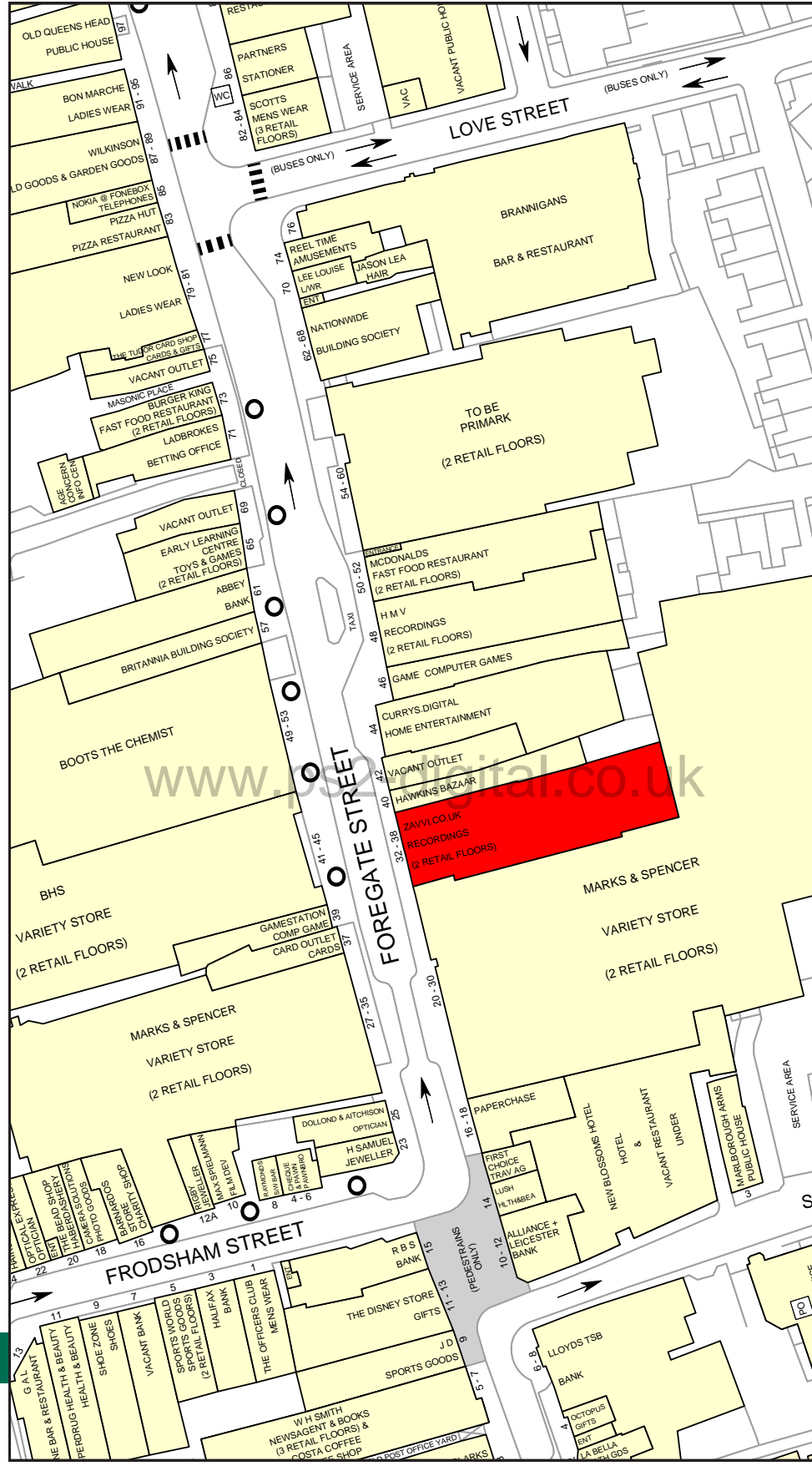
**Graham Barr**

Tel: 020 7182 2417

Email: graham.barr@cbre.com

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Not to scale.  
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