

TO LET



18 St Werburgh Street, Chester CH1 2DY



390 – 1,397 sq ft

Area



£25,000 p/a

Rent



£19,250

Rates - RV



D94

EPC

- Retail unit to let in busy city centre location close to Chester Cathedral
- The street links Northgate Street to Eastgate Street, which is the prime retail pitch in Chester City Centre
- Nearby occupiers include Seasalt, Ecco, Jonathan Bryan Opticians, White Stuff and Barbour

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Area

Ground Floor	390 sq ft (36.23 sq m)
First Floor	387 sq ft (35.95 sq m)
Second Floor	301 sq ft (27.96 sq m)
Basement	319 sq ft (29.64 sq m)

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£25,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £19,250

EPC

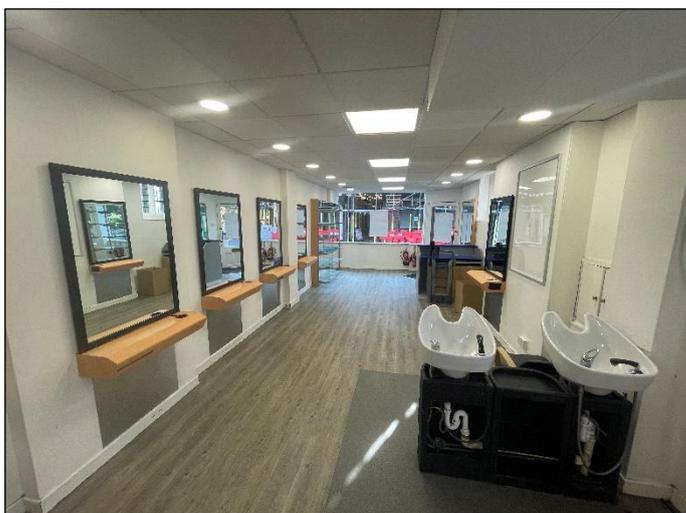
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Planning

A1 Retail Planning currently in place.

Legal costs

Each party to be responsible for their own legal costs.



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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

Disclaimer

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