

TO LET



14 St Werburgh Street, Chester CH1 2DY



519 sq ft
Ground Floor Area



£32,500 p/a
Rent



£25,000
Rates - RV



C53
EPC

- Retail unit to let in busy city centre location close to Chester Cathedral
- The premises benefit from both ground and first floor sales areas
- 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	519 sq ft (48.2 sq m)
First Floor	859 sq ft (78.8 sq m)
Basement	402 sq ft (37.3 sq m)

Terms

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

Rent

£32,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value 2023 Valuation: £25,000

EPC

C53.

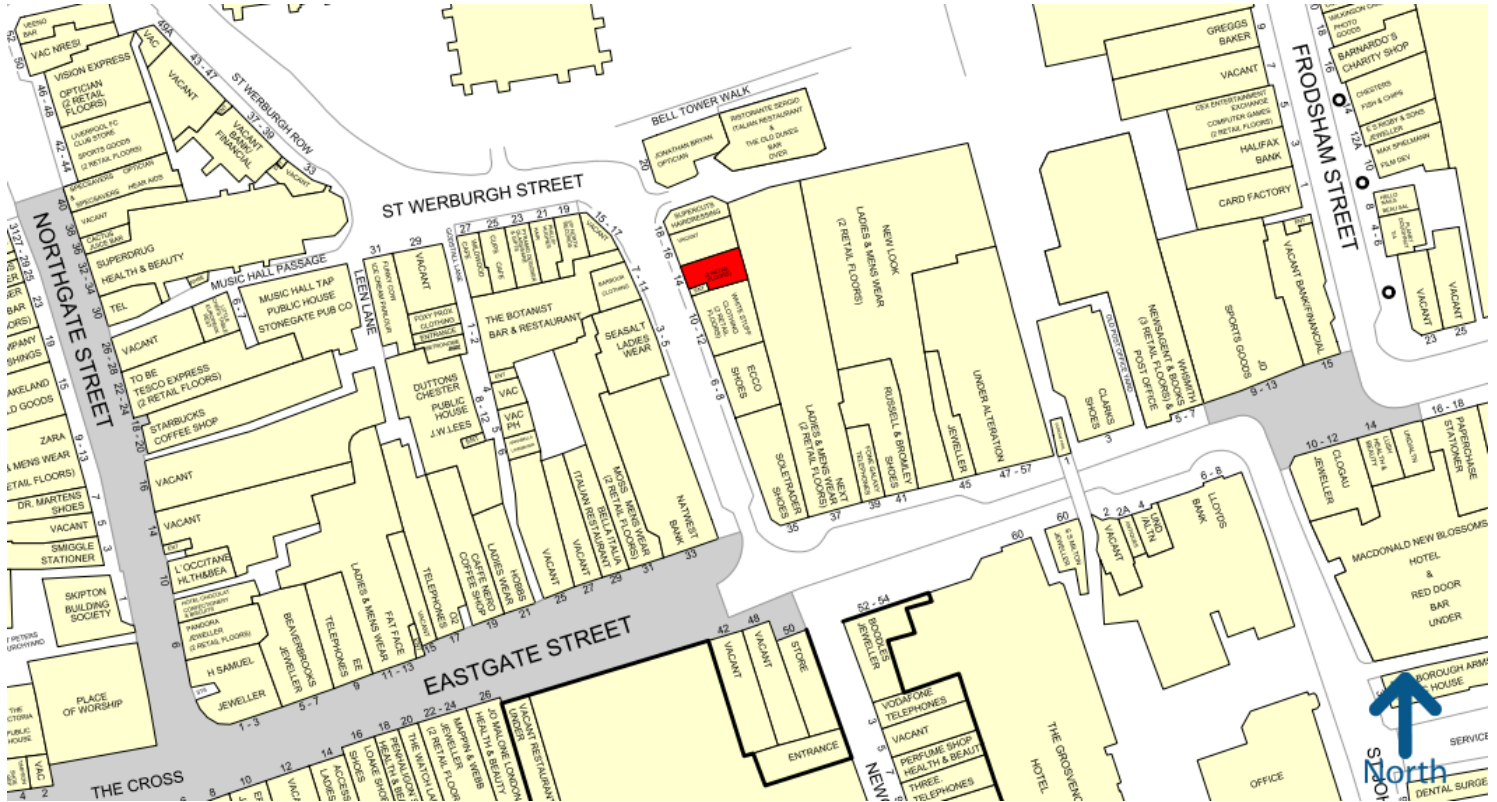
Planning

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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