

Chester

92 Foregate Street

Class E Opportunity – Subject to Vacant Possession



Location

The subject premises are located on Foregate Street in Chester, directly adjacent to **JD Wetherspoon**. Other occupiers in close proximity include food and beverage operators such as **Revolution Bar, Caffe Nero, Number 15 Bar** and **Brewhouse & Kitchen** plus retailers including **Ryman, Cotswold Outdoors** and **Primark**.

Demise

The property is arranged over ground and first floors and provides the following approximate areas:

Ground Floor	5,102 sq ft	472.98 sq m
First Floor	4,794 sq ft	445.36 sq m
Total	9,896 sq ft	919.34 sq m

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£102,000
Rates Payable	£55,692 p.a

Interested parties are advised to make their own enquiries to Cheshire West and Chester Council on 0300 123 8123.

EPC

Available upon request.

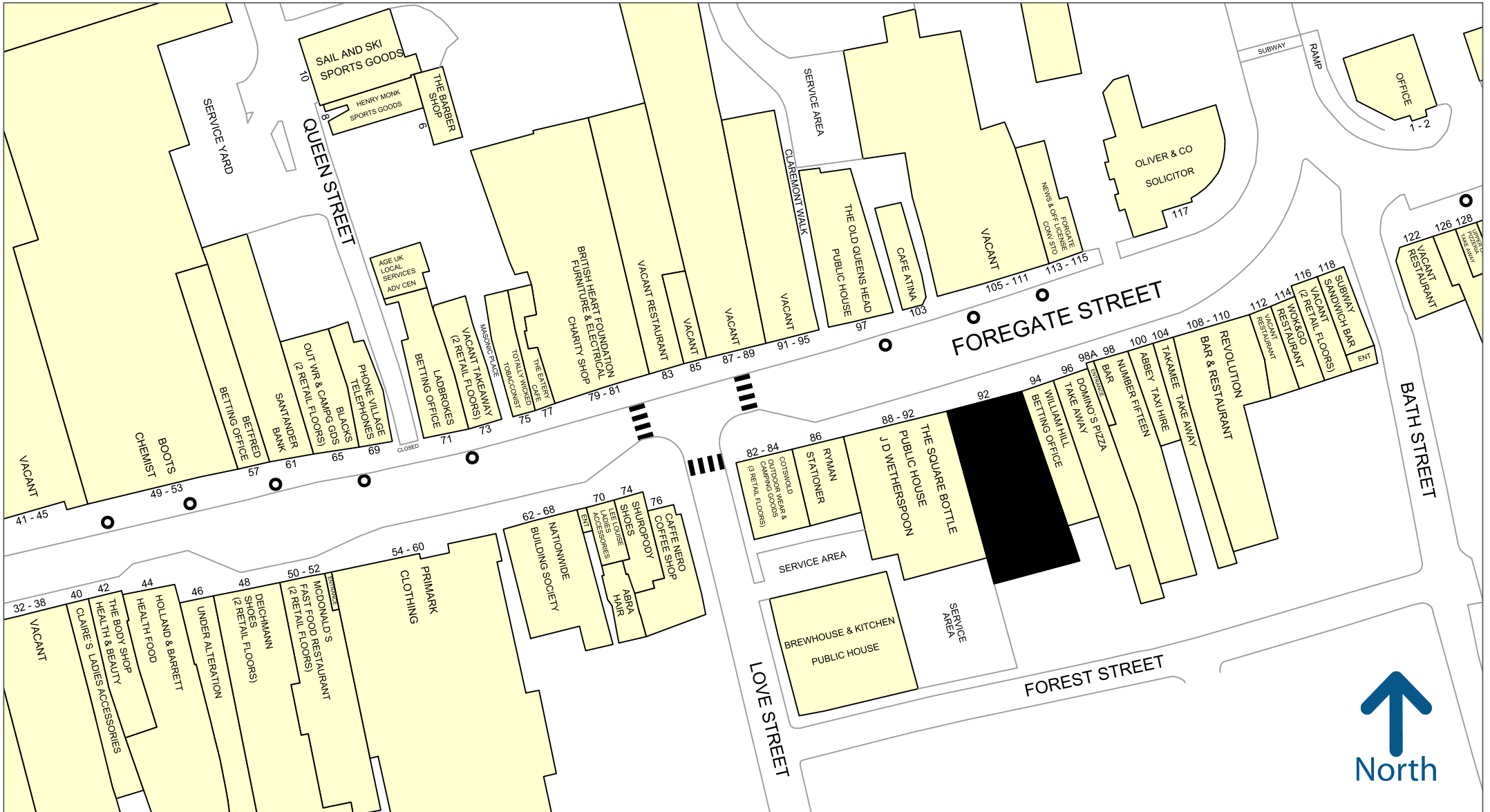
For further information or to arrange a viewing please contact:

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50 metres

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