

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**. **Lane7** has acquired the former Argos unit, and **Amber Taverns** have recently opened opposite across the road.

Other occupiers in close proximity include retailers such as **Primark**, **Ryman**, **Go Outdoors** and **Deichmann** plus food and beverage operators such as **Brewhouse & Kitchen** and **Caffè Nero**.

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	£80,000
Rates Payable	£34,400

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:

forge

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