



# TO LET – REDUCED RENT

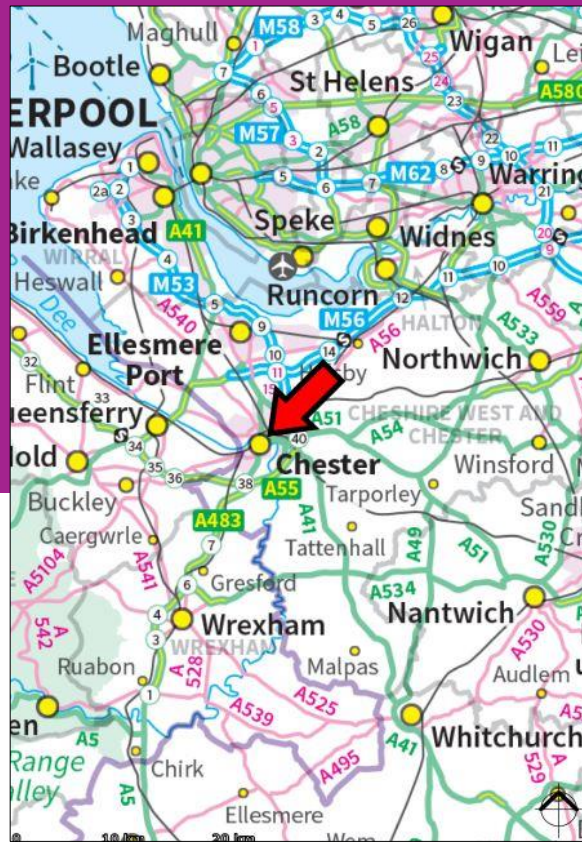
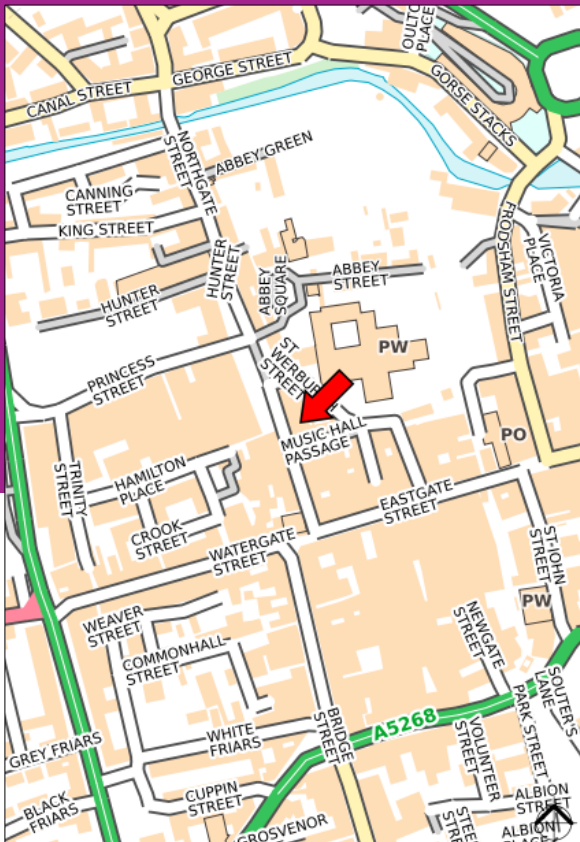
## 38 Northgate Street, Chester CH1 2HA

- Retail unit to let in city centre location on a busy pedestrianised street.
- Situated adjacent to the proposed Northgate re-development.
- Neighbouring occupiers include Pret a Manger, The White Company, Starbucks, Chatwins and Lakeland.





# 38 Northgate Street, Chester CH1 2HA



## Areas

Ground Floor	549 sq.ft. (51 sq.m.)
First Floor	549 sq.ft. (51 sq.m.)
Second Floor	658 sq.ft. (61 sq.m.)

## Tenure

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

## Rent

£39,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Service Charge

Ad hoc service charge towards repair/maintenance of common parts.

## Rates

Rateable Value £58,000

## EPC

E103

## 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](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

## Legal Costs

Each party to be responsible for their own legal costs.

## Declaration

We declare that a Director of this Practice has an interest in the property.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.



## Viewing

Strictly through the agent:

Peter Burke  
t. 0151 242 3140  
m. 07798 576790  
e. [peter.burke@masonowen.com](mailto:peter.burke@masonowen.com)