



TO LET – RETAIL PREMISES

14 St Werburgh Street Chester - CH1 2DY

- Located in the heart of Chester City Centre in close proximity to Chester Cathedral
- St Werburgh Street connects the prime retail pitch of Eastgate Street to Northgate Street
- The premises is well presented and benefits from both ground and first floor sale areas
- Neighbouring occupiers include Barbour, Seasalt, Crew Clothing, White Stuff and Ecco

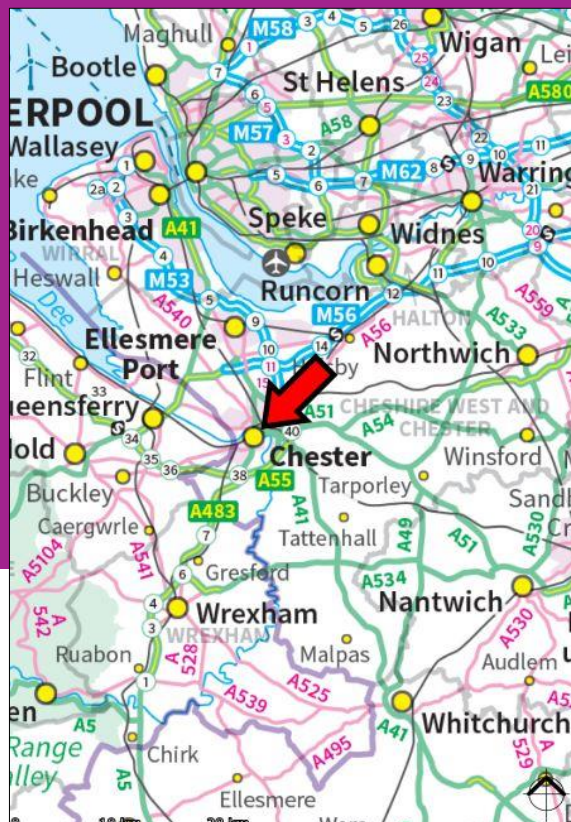


Ground Floor



Ground Floor

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Areas

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	48.2 sq m	519 sq ft
First Floor	78.8 sq m	859 sq ft
Basement Store	37.3 sq m	402 sq ft

Terms

Available by way of a new full repairing and insuring lease on terms to be agreed.

Rent

£32,500 per annum exclusive of rates, service charge, VAT and all outgoings.

Rates

Rateable Value £27,250

EPC

C53

Legal Costs

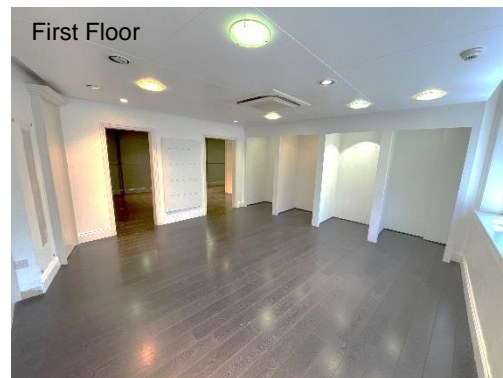
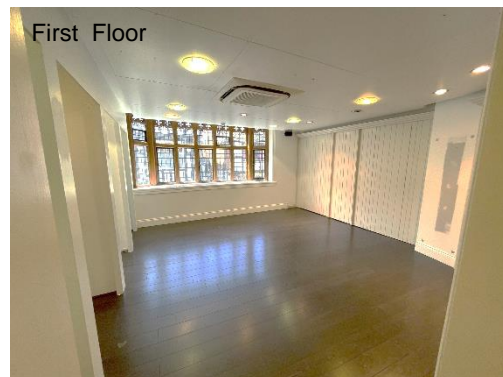
Each party to be responsible for their own legal costs.

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

Agents Note: Under 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.



Viewing

Strictly through the agent:

Peter Burke
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or via the Joint Agents:

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