# TO LET



## 16 St Werburgh Street, Chester CH1 2DY





Barbour

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**620 sq ft** Area - Ground Floor



Rent

Retail unit to let in busy city centre location

The street links Northgate Street to

Eastgate Street, which is the prime retail

Nearby occupiers include Seasalt, Ecco,

Jonathan Bryan Opticians, White Stuff and

close to Chester Cathedral

pitch in Chester City Centre

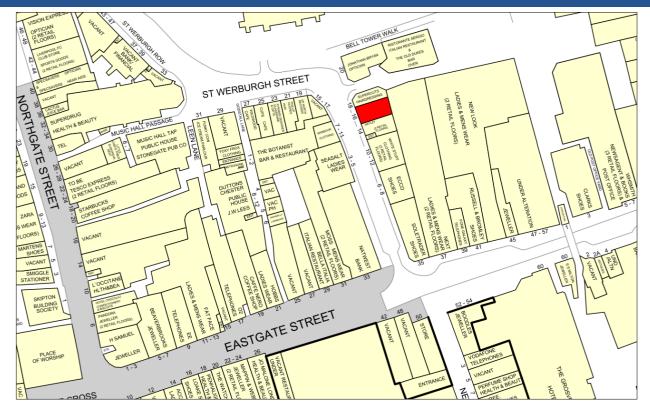


**E106** EPC



## 16 St Werburgh Street Chester CH1 2DY





### Area

Ground Floor Sales Basement 620 sq ft (57.60 sq m) 340 sq ft (31.59 sq m)

## Terms

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

## Rent

£30,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

For further information please contact:



Peter Burke M: 07798 576790 E: peter.burke@masonowen.com

#### 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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Authorised and regulated by The Financial Conduct Authority. Partners list is available upon request.

## Rates

Rateable Value April 2023 Valuation: £26,500

## EPC

E106

## Planning

Al Retail Planning currently in place.

### Legal costs

Each party to be responsible for their own legal costs.



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