

# TO LET



## 14 St Werburgh Street, Chester CH1 2DY



**519 sq ft**

Ground Floor Area



**£32,500 p/a**

Rent



**£25,000**

Rates - RV



**C53**

EPC

- Retail unit to let in busy city centre location close to Chester Cathedral
- The premises benefit from both ground and first floor sales areas
- The street links Northgate Street to Eastgate Street, which is the prime retail pitch in Chester City Centre
- Nearby occupiers include Seasalt, Ecco, Jonathan Bryan Opticians, White Stuff and Barbour



## Area

Ground Floor	519 sq ft (48.2 sq m)
First Floor	859 sq ft (78.8 sq m)
Basement	402 sq ft (37.3 sq m)

## Terms

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

## Rent

£32,500 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value 2023 Valuation: £25,000

## EPC

C53.

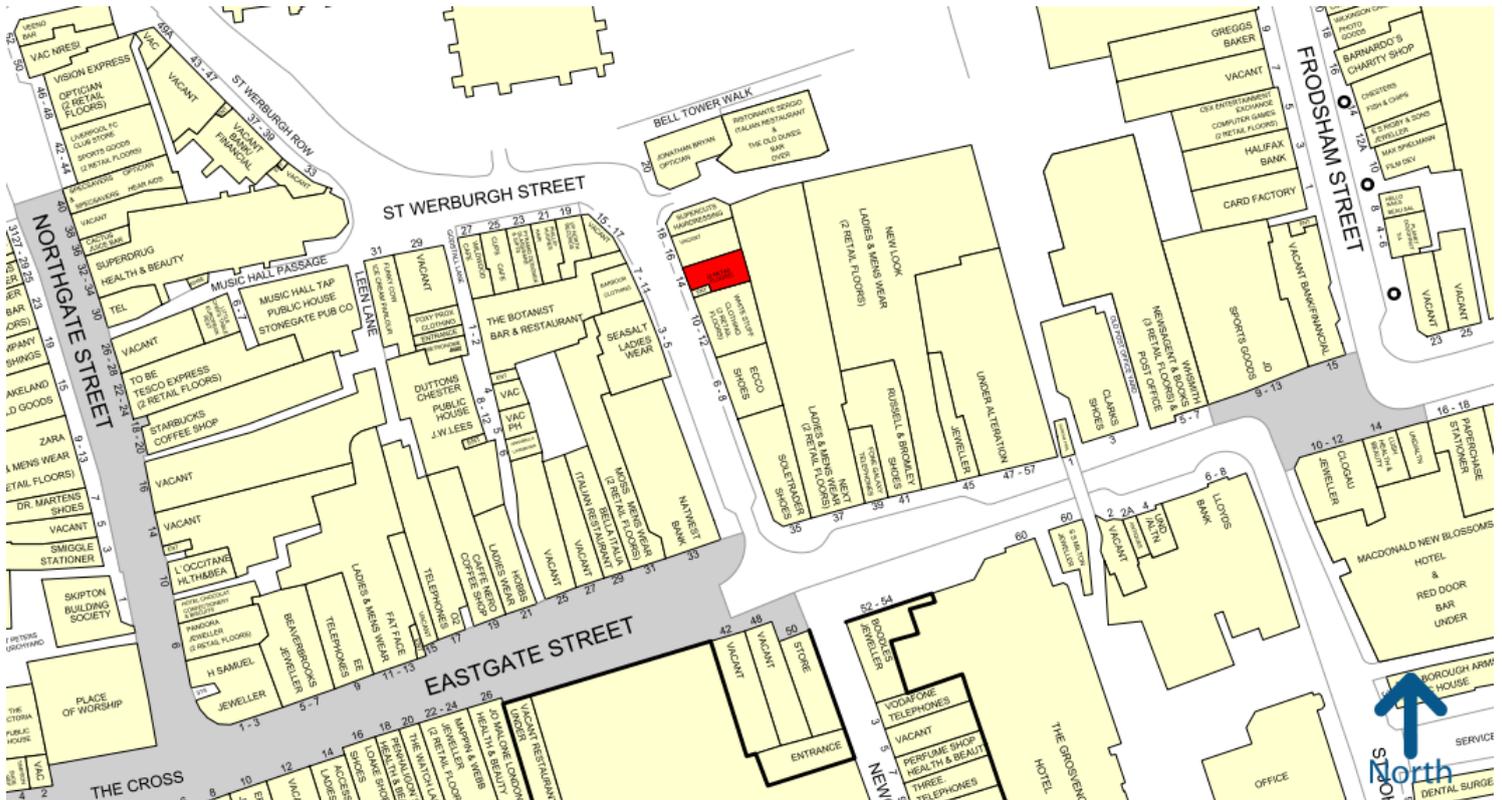
## Planning

A1 Retail Planning currently in place.

## Legal costs

Each party to be responsible for their own legal costs.

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For further information please contact:



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#### 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.

#### 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.

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