

# CHESTER

## 14 NORTHGATE STREET CH1 2HA

### PRIME LISTED SHOP UNIT TO LET

#### LOCATION

The property occupies a prime trading location on the pedestrianised Northgate Street being adjacent to **L'Occitane**. Nearby multiple retailers include **Hotel Chocolat, Pandora, Smiggle, Dr Martens, Zara, White Company, Pret, Tesco Express** and **Starbucks**.

#### ACCOMMODATION

The premises are arranged on ground floor only providing the following approximate areas and dimensions:-

Window frontage	16'8"	5.06m
Internal width	16'10"	5.13m
Widening to	30'4"	9.23m
Shop depth	119'2"	36.32m
Ground floor sales	2,302 sq ft	213.8 sq m
Ground floor store	621 sq ft	57.7 sq m

The property could be amalgamated with 16 Northgate Street adjacent to provide **5457 sqft** ( 507 sqm ) sales.

#### LEASE

The property is to be made available by way of a new FR&I lease for a term to be agreed , subject to periodic upward only reviews at a commencing rental of **£60,000** (sixty thousand pounds) pax.



#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£87,500
UBR 2023/2024	51.2p

The latest Government retail relief scheme gives qualifying retail , hospitality and leisure businesses a discount of **75%** on the rates payable from **1st April 2024** until **31st March 2025** (up to a total saving of £ 110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Cheshire West and Chester Council (0300 123 7023).

#### VAT

Prices, outgoings and rentals are exclusive of, but are liable to, VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through:-  
Hugh Ockleston of Ockleston Bailey  
**Tel: 01244 403444**  
**E-mail: hugh@ocklestonbailey.co.uk**

Or our joint agent:  
Zak Brennan, Mason Owen  
**Tel: 0151 2423000**  
**Email: zak.brennan@masonowen.com**

#### SUBJECT TO CONTRACT

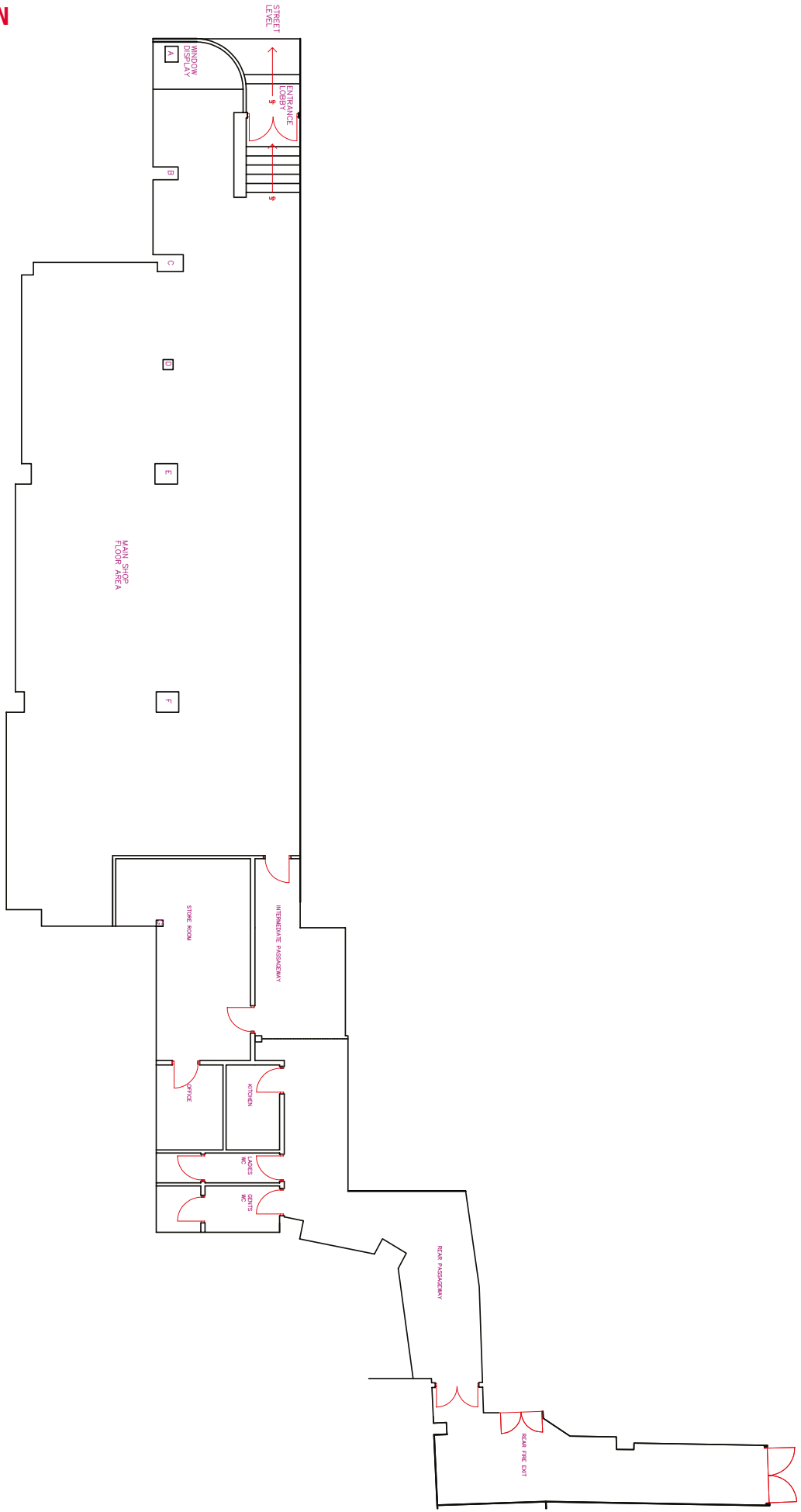
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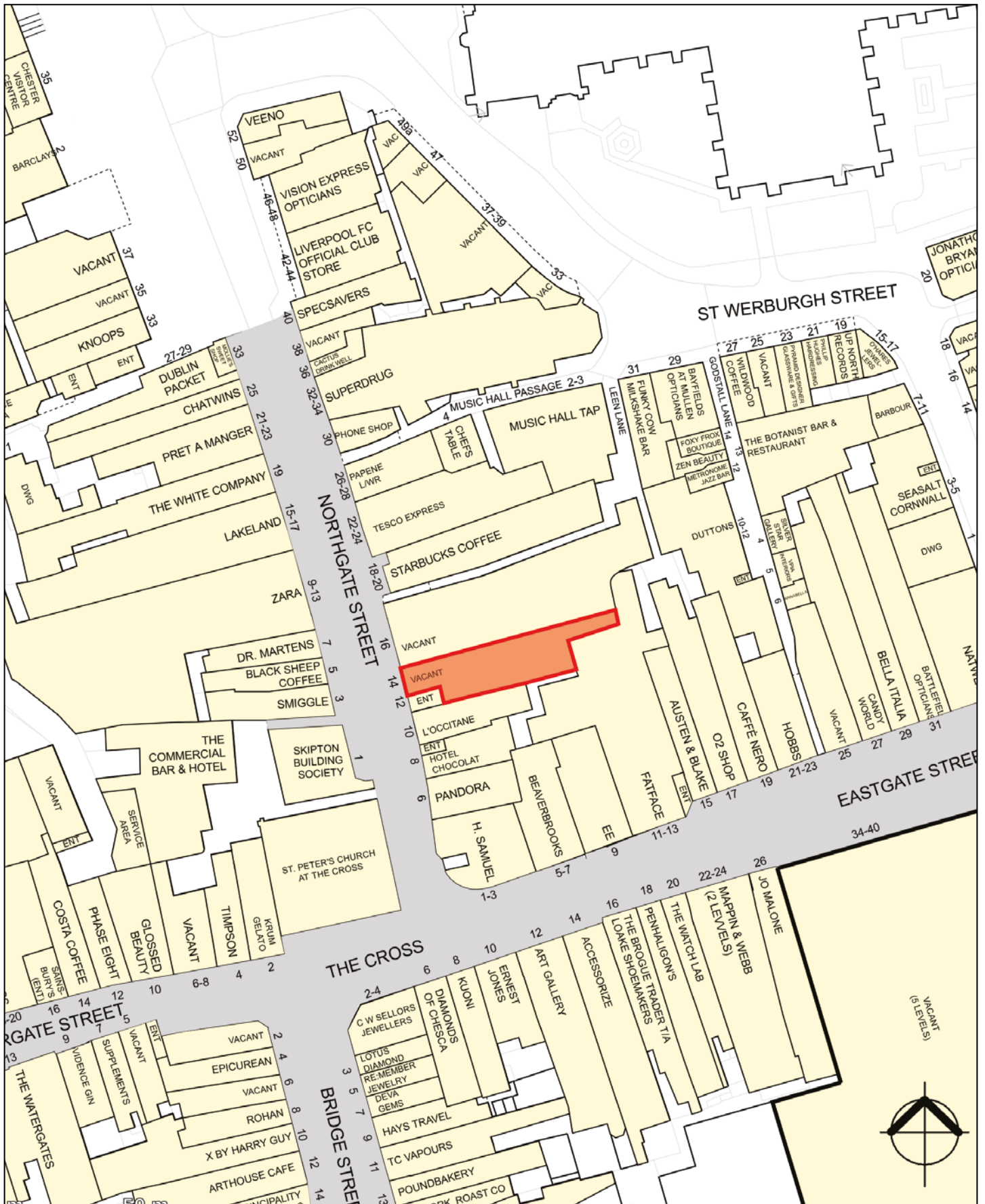
**Tel: 01244 403444**

Refuge House  
33/37 Watergate Row  
Chester  
CH1 2LE  
Fax: 01244 401345  
www.ocklestonbailey.co.uk



# FLOORPLAN





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retail leisure investment  
**01244 403444**  
[www.ocklestonbailey.co.uk](http://www.ocklestonbailey.co.uk)