

Cheshire West & Chester Council

Commercial Property



25 Watergate Street
Chester
CH1 2LB

Location

This retail unit is situated on Watergate Street, Chester.

Description

The premises accessed via steps from Watergate Street comprises of a retail area and wc (no rear access).

Terms

Minimum lease term three years. The premises are available to let by way of an internal repairing lease for a term to be agreed.

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Rent

Asking rent of £16,500 per annum plus Building Insurance.

Deposit

The Council will require a minimum deposit equivalent to 3 months' rent on the premises.

Accommodation

Unit Area 425.34ft² 39.53m²
(Excluding staff toilet)

Energy Performance Rating

The property has an EPC – Energy Efficiency Rating 77 – Band D.

Services

It is understood that mains drainage, water and electricity are connected to the premises.

Rating

Rates payable 1 April 2019 to 31 March 2020 as follows:

Rateable Value	£15,000 per annum
Rates Payable	£7,560 per annum

Planning

It is understood the shop benefits from A1 Retail Use. Interested parties are advised to check with Development Control Section to ensure that any proposal complies with the existing consent, otherwise a planning application may be required.

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Viewing

By appointment only.

- Telephone: 01244 977171 or 01244 977314
- Email: property.services@cheshirewestandchester.gov.uk

Subject to contract

Cheshire West and Chester Council takes no responsibility for any error, misstatement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer of any form of contract. These particulars are produced in good faith and all details are believed to be correct. It will be necessary for interested parties to satisfy themselves as to the accuracy of the information provided.

The Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing.