

Cheshire West & Chester Council

Commercial Property



**55 Watergate
Chester
CH1 2LB**

Location

The premises are located on Watergate Street which serves a main access route from the City Centre to the Chester Racecourse. Watergate Street, already a well-established retail street, see its footfall increased significantly on race days.

Description

These premises are ground floor only and have the following approximate dimensions:

Internal width	5.94m
Shop depth	16.98m
Sales area	69.66m ²

Terms

The property is available on a full repairing and insuring lease at a rental of £19,750 per annum.

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

Rent

Asking rent of £19,750 per annum plus Building Insurance.

Deposit

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

Energy Performance Certificate

The property has an EPC – Energy Efficiency Rating 108 – Band E.

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	£19,750 per annum
Rates Payable	£9,995 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.