

# Cheshire West & Chester Council

# Commercial Property



**59 Watergate Street**  
**Chester**  
**CH1 2LB**

## **Location**

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

## **Description**

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

Internal width	6.02m
Shop depth	19.95m
Sales area	76.27m <sup>2</sup>

## **Terms**

The property is available on a full repairing and insuring lease at a rental of £21,000 per annum.

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## **Rent**

£21,000 per annum exclusive.  
Rateable value £21,000.  
Rates payable £10,584.

## **Energy Performance Rating**

The property has an EPC – Energy Efficiency Rating 107 – Band E.

## **Planning**

The property has planning consent for retail A1.

## **Legal costs**

Each party to bear their own.

## **Viewing**

By appointment only.

- Telephone: 01244 977171 or 01244 977176
- Email: [property.services@cheshirewestandchester.gov.uk](mailto: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.