

Lot 35

Vacant

10 Watergate Street,
Chester, Cheshire CH1 2LA
 City Centre Retail Opportunity



Key Details

- Prominent pedestrianised City Centre location close to Eastgate Street, Northgate Street and Bridge Street
- Approximately 111.20 sq m (1,197 sq ft)
- Grade II Listed - no empty rates
- Of interest to owner occupiers and investors
- Located between The Grosvenor and The Forum Shopping Centre
- Close to Reiss, Sainsbury's, Ernest Jones, FatFace, Pandora, Waterstones, Jack Wills and Jo Malone
- Historic City Centre

Location

Miles: 17 miles south-east of Liverpool
 37 miles south-west of Manchester
Roads: A51, A55, A56, M53, M56
Rail: Chester
Air: Liverpool Airport

Situation

Chester is an affluent and attractive walled city approximately 17 miles south-east of Liverpool. The property is situated in a prominent position on the north side of the pedestrianised Watergate Street in the heart of the City Centre. The property is a short walk to The Forum Shopping Centre which includes Chester Market and close to The Grosvenor Shopping Centre. Nearby retailers include Reiss, Sainsbury's, Ernest Jones, FatFace, Pandora, Waterstones, Jack Wills and Jo Malone.

Description

The property comprises a prominent shop fronting Watergate Street, arranged on the ground floor only.

Tenure

Long Leasehold. Held for a term of 125 years from 29th September 1988 at a peppercorn rent.

VAT

VAT is applicable to this lot.

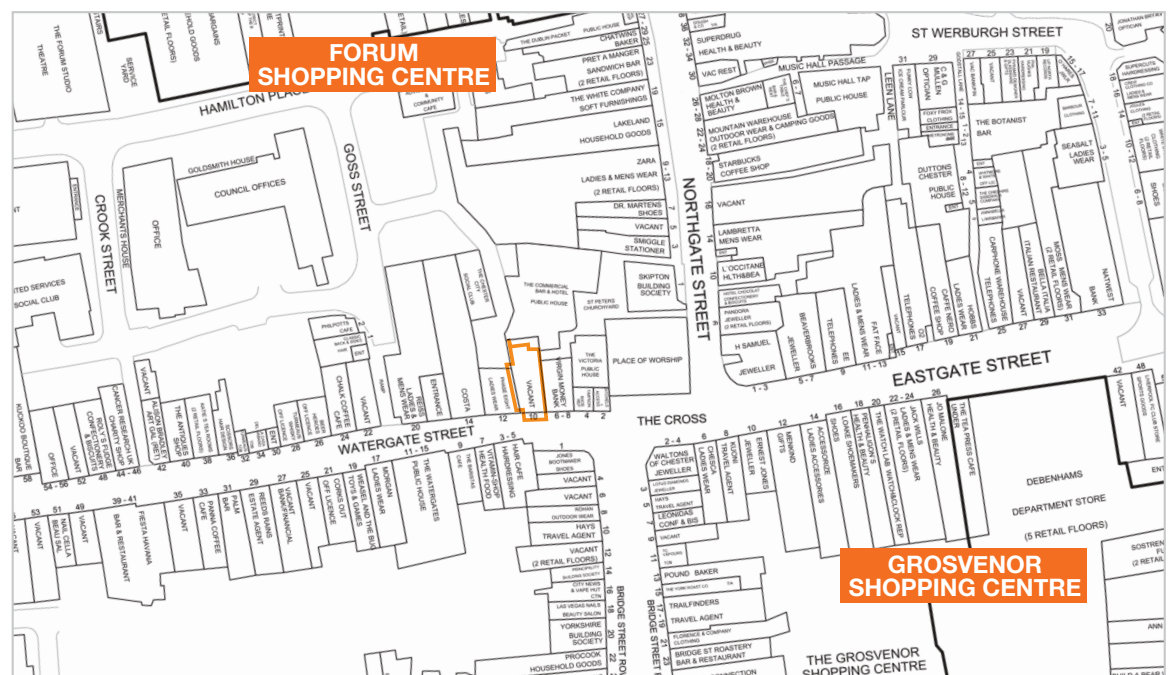
Six Week Completion

Energy Performance Certificate

Band D. See legal pack at www.acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail/Ancillary	111.20 sq m (1,197 sq ft)	VACANT
Total		111.20 sq m (1,197 sq ft)	



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Acutus
 David Margolis
 +44 (0)20 7034 4862
 +44 (0)7930 484 440
 david.margolis@acutus.co.uk

Acutus
 George Goucher
 +44 (0)20 7034 4860
 +44 (0)7513 610 710
 george.goucher@acutus.co.uk

Seller's Solicitors: Gateleys Legal
 Charlotte Chapman
 +44 (0)115 983 8244
 charlotte.chapman@gateleyslegal.com