# **Retail and Leisure**





# HOOLE - 3-5 Faulkner Street, Chester, CH2 3BD

## **PROMINENT RETAIL UNIT TO LET**

#### ΙΟCΑΤΙΟΝ

the densely populated area of Hoole, one of the main suburbs of property is assessed as follows: Chester, approximately 1 mile from the city centre.

Nearby occupies in the close vicinity include Post Office, Costa Coffee, Interested parties are advised to make their own enquiries on Bargain Booze and Claire House together with a range of quality 0300 123 7023. independent retail and leisure occupiers.

#### ACCOMMODATION/DESCRIPTION

approximate areas:-

Ground Floor Sales	87.9 sq m	946 sq ft
Ground Floor Ancillary	36.8 sq m	396 sq ft

#### **TERMS/RENT**

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £22,500 per annum.

For more information, please contact:		
James Lutton	01244 408 244	
Hannah Baker	01244 408 271	

#### **ASSESSMENTS**

The subject unit is located on Faulkner Street, the main retail pitch in Verbal enquiries to Cheshire West & Chester Council confirm the

Rateable Value-£30.250

#### SERVICE CHARGE

An ad-hoc service charge is payable to cover the landlord's The property comprises ground floor retail unit having the following apportioned running costs and insurance, further details available upon request.

#### **ENERGY PERFORMANCE CERTIFICATE**

The property has an EPC rating of C-51. A copy of the certificate is available by request to the agents.

#### **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

jameslutton@legatowen.co.uk hannahbaker@legatowen.co.uk



#### **LEGAL COSTS**

Each party are to be responsible for their own legal costs incurred in the transaction.

#### VAT

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

#### **CODE FOR LEASING BUSINESS PREMISES**

Please be aware of the RICS Code for Leasing Business Premises which is found <u>here</u>. We recommend you obtain professional advice if you are not represented.

#### PHOTOGRAPHS AND PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### SUBJECT TO CONTRACT

JLJW09072020



## VIEWING

Strictly by appointment through the sole agents Legat Owen:-

James Lutton: 01244 408244 jameslutton@legatowen.co.uk Hannah Baker 01244 408271 hannahbaker@legatowen.co.uk

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