

# Retail and Leisure

**SIGNIFICANTLY  
REDUCED RENT**



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

## PROMINENT RETAIL UNIT TO LET

### LOCATION

The subject unit is located on Faulkner Street, the main retail pitch in the densely populated area of Hoole, one of the main suburbs of Chester, approximately 1 mile from the city centre.

Nearby occupiers in the close vicinity include **Post Office**, **Costa Coffee**, **Bargain Booze** and **Claire House** together with a range of quality independent retail and leisure occupiers.

### ACCOMMODATION/DESCRIPTION

The property comprises ground floor retail unit having the following 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**.

### ASSESSMENTS

Verbal enquiries to Cheshire West & Chester Council confirm the property is assessed as follows:

Rateable Value- £30,250

Interested parties are advised to make their own enquiries on 0300 123 7023.

### SERVICE CHARGE

An ad-hoc service charge is payable to cover the landlord's 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.

**For more information, please contact:**

**James Lutton** 01244 408 244

**Hannah Baker** 01244 408 271

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#### 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

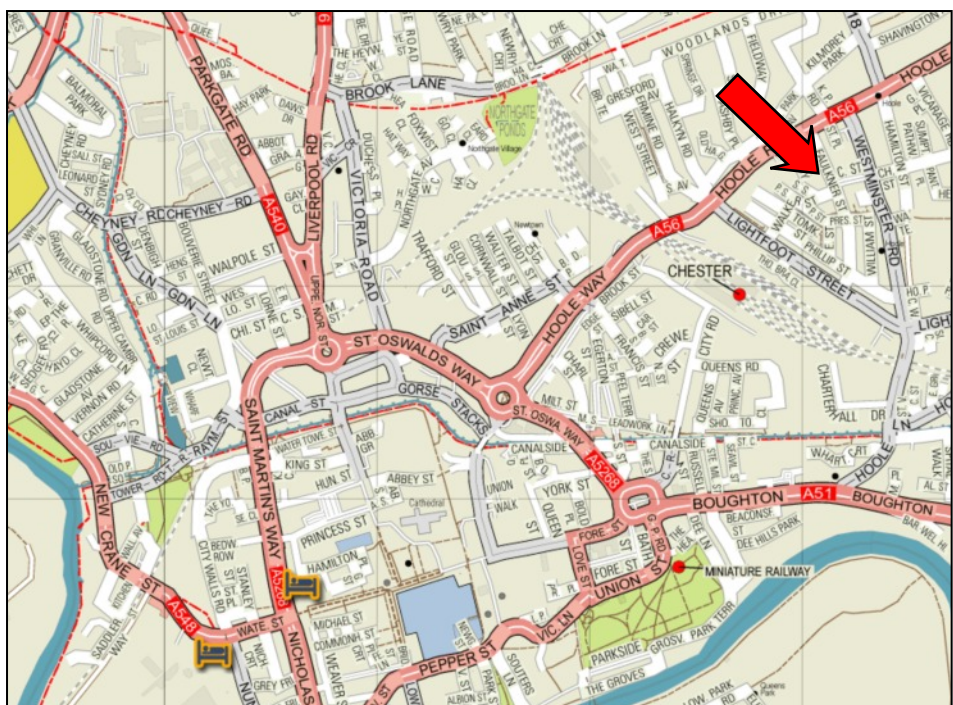
Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

#### 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

JJW09072020



#### VIEWING

Strictly by appointment through the sole agents Legat Owen:-

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