



TORRIDON

CHESTER – 105-109 FOREGATE STREET, CH1 1HE

NEW CLASS E UNITS TO LET, AS A WHOLE OR SUBDIVIDED, SUITABLE FOR RETAIL, F&B AND LEISURE



CGI of the proposed shopfronts.

Location

The affluent historic **Cathedral and Market City of Chester** is **one of the UK's most favoured Cities**, boasting a wealth of Cultural Heritage, and Educational attractions with space to Live, Work, Play and Learn. With **excellent road and rail connections**, Chester can access **Liverpool, Manchester and North Wales within the hour**, with a **Primary Catchment of over 810,000**.

Contact

Will Biggart
will@torridon.london
07881 826667

Situation

Situated on the **Northern side of Foregate Street**, one of the City's premier retail and leisure locations, the property is strategically located for shopping, leisure and transport, with the mainline railway station and new bus station both being less than a 10 minute walk away. Occupiers in close proximity include **McDonald's, Primark, Boots, Marks & Spencer, Caffè Nero** and **Wetherspoons**.

Property

A modern framed building with clear internal space and good floor to ceiling heights. **Unit D, comprising the ground floor entrance and the first and second floors, has been let to Lane7.**

The ground floor and rear beer garden are available in shell condition, ready for an incoming tenant's fit out. The split shown is indicative only, and the units can be combined or taken as a whole, subject to use.

Demise

The approximate areas are as follows:

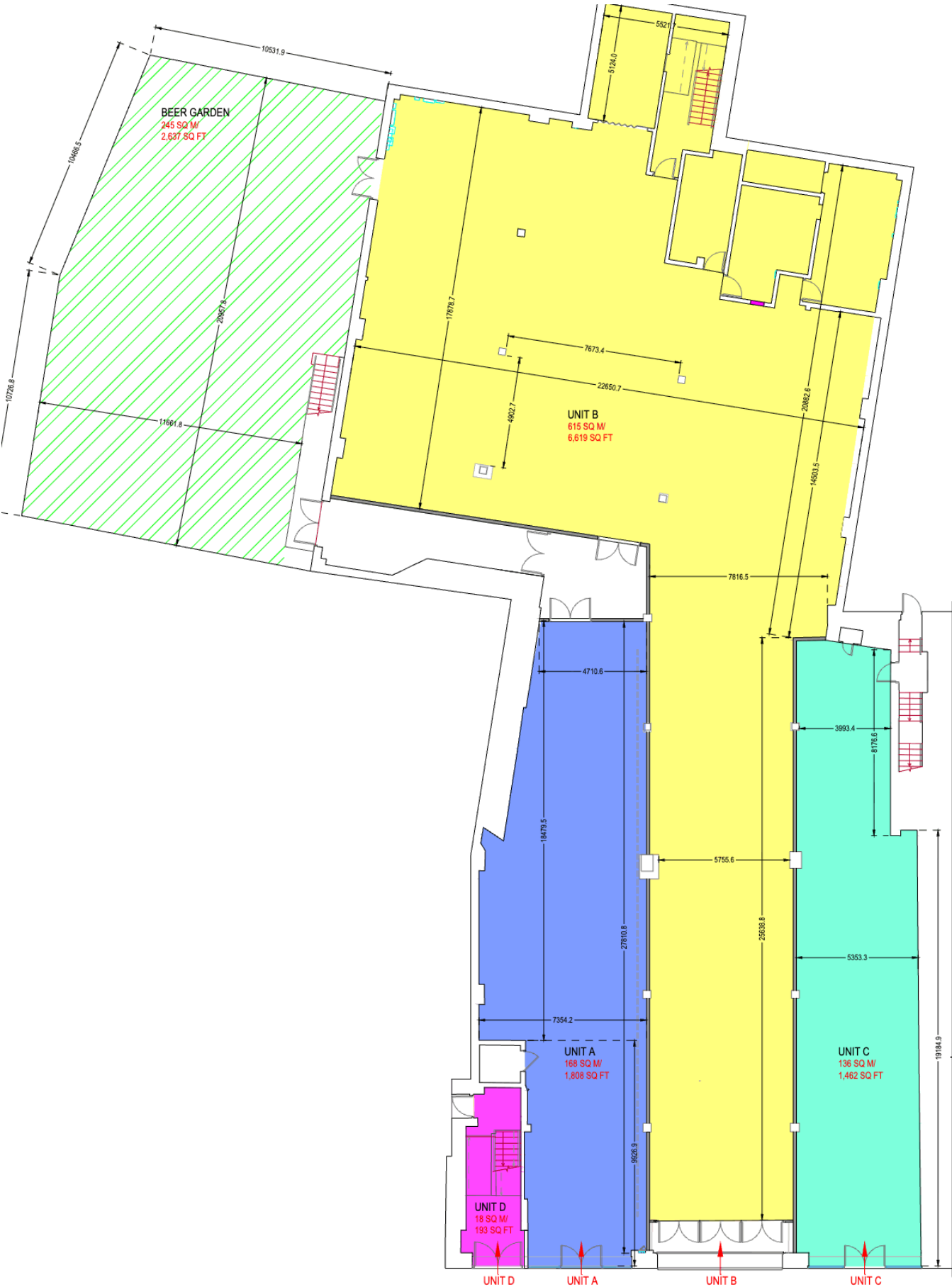
Unit A	Ground	1,808 sq ft	168 sq m
Unit B	Ground	6,619 sq ft	615 sq m
	Rear beer garden	2,637 sq ft	245 sq m
Unit C	Ground	1,462 sq ft	136 sq m
Ground floor as a whole		9,889 sq ft	919 sq m
Unit D	Ground entrance	193 sq ft	18 sq m
(Lane7)	First	9,805 sq ft	911 sq m
	Second	3,401 sq ft	316 sq m
Total	All units, internal	23,288 sq ft	2,164 sq m

Areas from the architect's feasibility plans, to be confirmed on measurement. Upper floor areas exclude plant and stairwells. The ground floor split is indicative only; units can be combined or taken as a whole, subject to use.

Feasibility plans by John Taylor Architects. Indicative only and not to scale. Full plans are available on request. The ground floor split is indicative only; units can be combined or taken as a whole, subject to use.

Ground floor – Units A to C available

A · 1,808 sq ft B · 6,619 sq ft + beer garden C · 1,462 sq ft D · Lane7

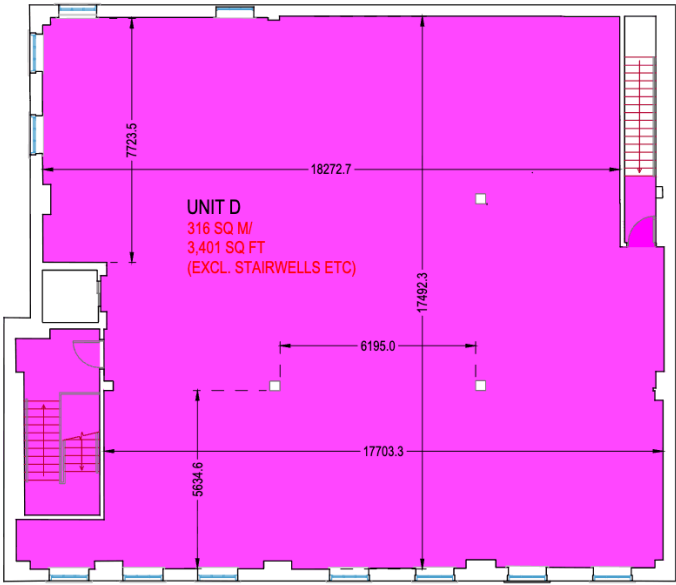
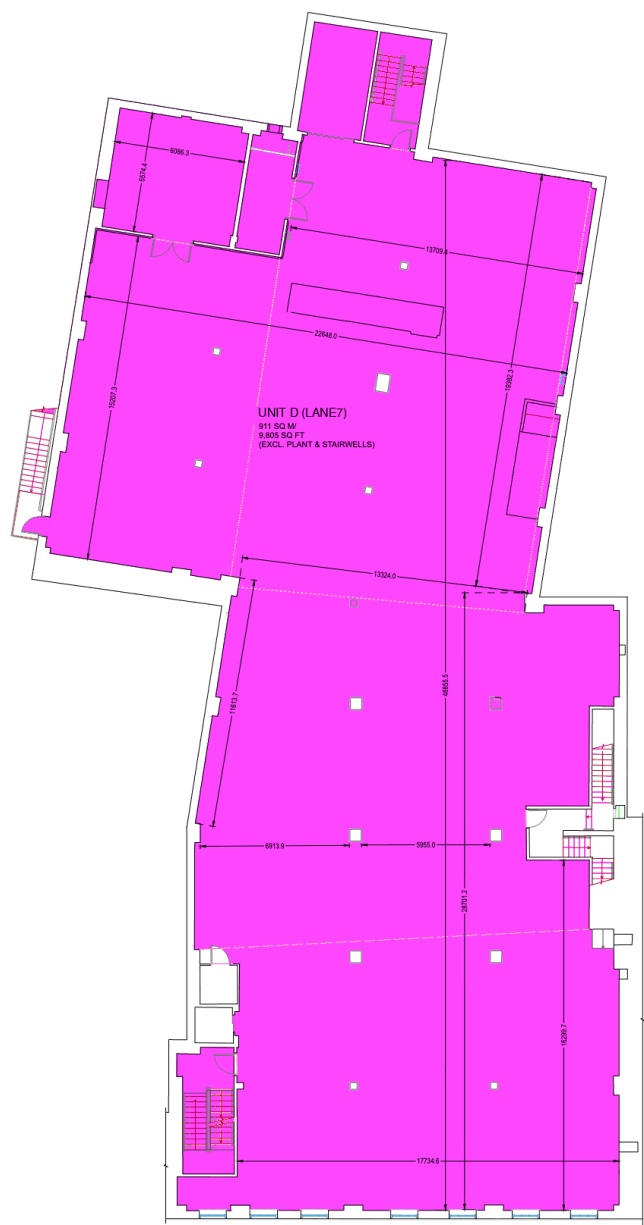


First floor – Unit D

Lane7

Second floor – Unit D

Lane7

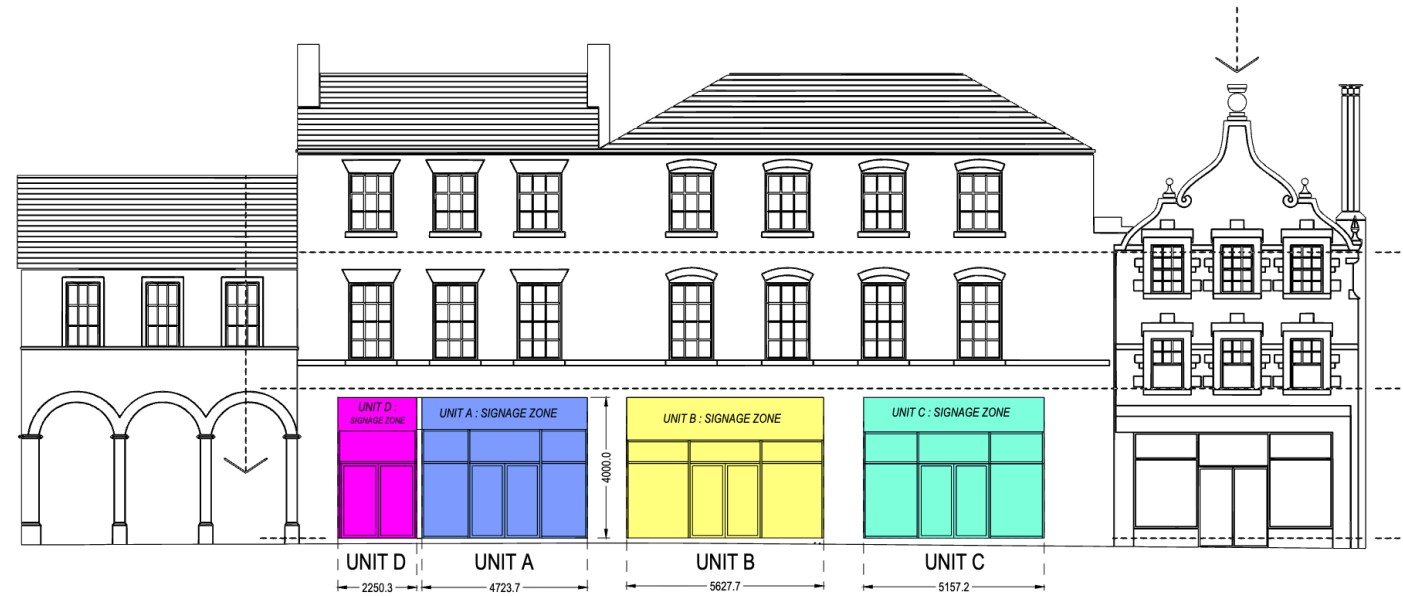


Existing frontage



Front elevation – signage zones

Units D, A, B & C





Tenure

New effectively FRI leases for terms to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Upon application.

VAT

Elected for VAT.

Rates & EPC

The units will be separately assessed on completion of the works. Interested parties should make their own enquiries of Cheshire West and Chester Council. EPCs available on request.

Viewing

Strictly by appointment through Torridon.

Legal Costs

Each party to be responsible for their own legal costs.

Contact

Will Biggart · 07881 826667
will@torridon.london

IMPORTANT NOTICE: Torridon Real Estate Ltd, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Torridon Real Estate Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.