

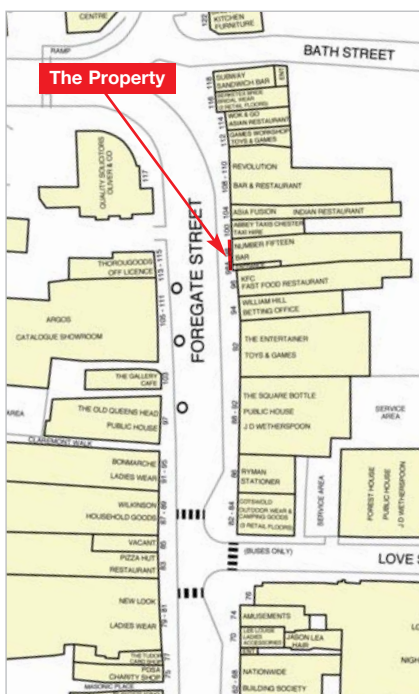
Chester

98 Foregate Street
Cheshire
CH1 1HB

- Freehold Bar and City Centre Office Investment
- Comprises a bar and offices above
- Busy location adjacent to KFC and opposite Argos
- Office Rent Review 2013
- Total Current Rents Reserved

£40,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The historic cathedral city of Chester, with population of 116,093 within a 5 mile radius, is the administrative centre for the county of Cheshire and is an important tourist destination attracting over 8 million visitors per annum. The city is located approximately 21 miles south of Liverpool and 41 miles south-west of Manchester.

Chester has excellent road communications with the M56 and M53 located within 4 miles of the northern edge of the city providing access to Manchester and Liverpool respectively, whilst the A55 Expressway skirts Chester's southern edge and provides access to North Wales to the west. The property is situated in a busy location of Foregate Street near bars including J D Wetherspoon, Revolution and national retailers including Argos, William Hill, Pizza Hut, Cotswold Outdoor, Wilkinsons, Bon Marché, New Look and Primark.

Description

The property is arranged on ground and two upper floors to provide a bar on the ground floor with self-contained offices above.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 68 Chester**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
98 Foregate	Fifteen Chester Ltd	Gross Frontage 8.55 m Net Frontage 5.45 m Shop Depth 30.55 m Built Depth 45.20m Ground Floor (net) 247.60 sq m	(28' 1") (17' 10") (100' 3") (148' 4") (2,665 sq ft)	5 years from 27.06.2011 Effective FR & I, outside the Landlord and Tenant Act 1954 part II	£30,000 p.a. Reversion 2016
98A Foregate	British Pregnancy Advisory Service	First Floor Offices 33.50 sq m Second Floor Offices 42.45 sq m Total 75.95 sq m	(361 sq ft) (457 sq ft) (818 sq ft)	15 years from 30.03.2003 Rent review and tenant break clause 2013 Effective FR & I	£10,000 p.a. Rent Review 2013

Total £40,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms K Davis, Hill Dickinson LLP. Tel: 0151 600 8732 Fax: 0151 600 8001 e-mail: kas.davis@hilldickinson.com
Joint Auctioneer A Scott Esq, Mason Owen. Tel: 0151 242 3000 Fax: 0151 236 2569 e-mail: andrew.scott@masonowen.com

**mason
owen...**
property consultants