

GRADE II LISTED PRIME SHOP TO LET - 762 SQ.FT (70.90 SQ.M)

2-4 EASTGATE STREET CHESTER CH1 1LE

bf
brasier freeth



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Prime Retail Opportunity

TO LET

LOCATION

Chester is a cathedral city located in Cheshire and one of Britain's most popular places to visit. It boasts of having some of the country's best-preserved Roman walls, alongside the 700-year-old famous Rows providing a myriad of shopping experiences.

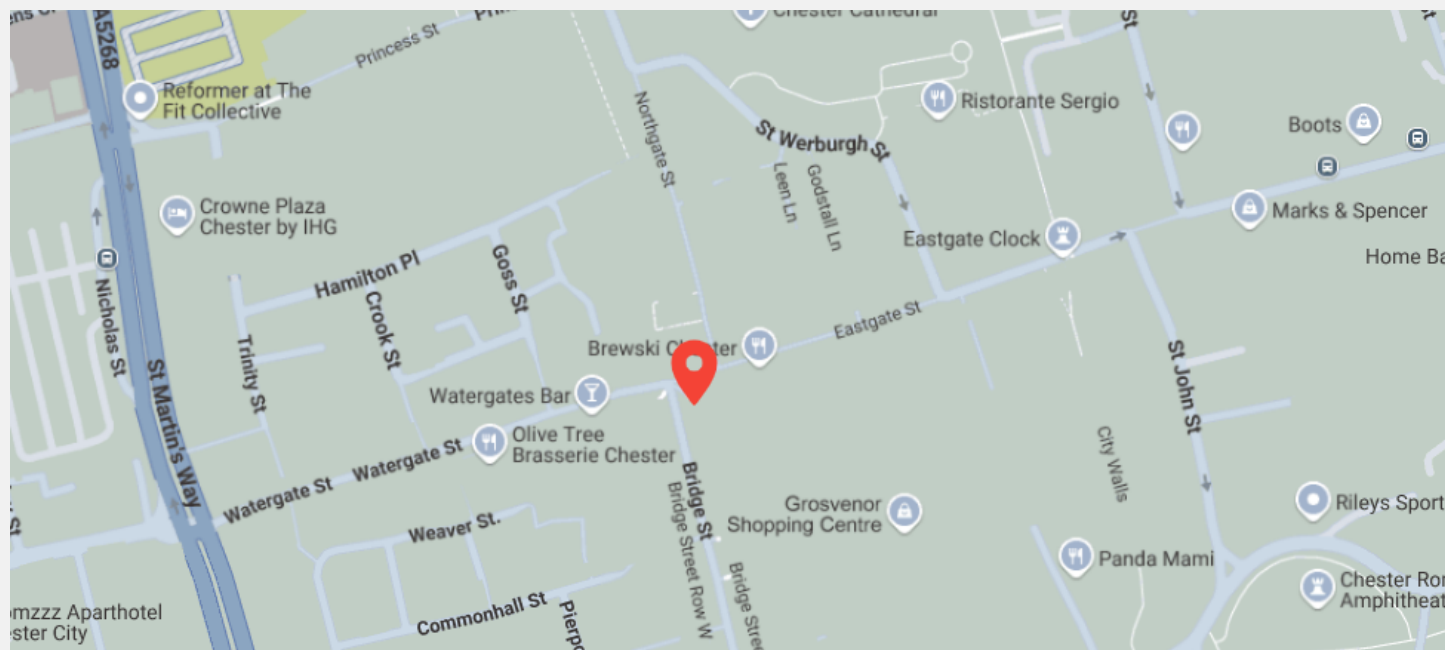
The city has a built-up population of 92,760 persons.

Recent developments in the city centre have included the new Northgate project led by the Council, providing new cinema, library, market hall and restaurant offers.

ACCOMMODATION

The premises comprise the following dimensions and net internal floor areas:

Frontage to Eastgate St	9.80 m	32 ft 21 ins
Frontage to Bridge St	4.60 m	15 ft 1 in
	Sq.m	Sq.ft
GF Sales	58.20	626
GF Store/Kitchen	12.70	136
Total	70.90	762



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KEY DETAILS

- Prime corner unit
- Fully fitted jewellers
- Suitable for a range of uses
- Available immediately

DESCRIPTION

Grade II Listed premises located in arguably the most prominent trading position in the city, positioned at Chester High Cross, which is the junction of Eastgate Street, Northgate Street, Watergate Street and Bridge Street.

The fully fitted jewellery unit occupies an extremely prime corner position at one of the principal entrances to The Rows with frontages to both Eastgate Street and Bridge Street. St Peter's Church is situated directly opposite.

The premises are located close to other national multiple jewellers including Ernst Jones, Beaverbrook's, H Samuel and Mappin & Webb.

There is a concentration of independent jewellery retailers nearby including Little Diamonds, Remember, Powells, Nichols & Co, Goldsmith, Infinity, Lowe & Sons and Gasia.

Other nearby national occupiers include Black Sheep, Pandora, Hotel Chocolat, Smiggle, Zara, Rohan, Hays Travel, Gails and Trailfinders.

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LEASE

Held on a 10-year FRI lease from 1 April 2022, inside the security of tenure provisions of the Landlord and Tenant Act 1954.

The lease includes a tenant only option to break on the 1 April 2027.

PASSING RENT

£44,000 per annum exclusive.

The rent is subject to review with effect from the 1 April 2027.

TERMS

Premium offers are invited for a lease assignment.

EPC

Further details available upon request. B 47.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £44,250. For rates payable please refer to the Local Charging Authority, Cheshire West and Chester Council - 0300 123 8123.

LEGAL COSTS

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



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