

54-56 WATERGATE STREET

CHESTER, CH1 2LA



TO LET

- Attractive central retail unit
- Well proportioned, good frontage and extending to 106.55 sq m (1,147 sq ft)
- Available for early occupation
- New lease, rental in the region of £17,500 pax

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

W www.bacommercial.com

BA Commercial
Chartered Surveyors

54-56 WATERGATE STREET

CHESTER, CH1 2LA

LOCATION

The premises are prominently situated in Watergate Street, within the City Walls, which connects with Bridge Street and The Cross.

The Street provides an attractive mix of multiple and independent retailers, and also links the Chester Racecourse to the City Centre.

There are a combination of retail and restaurant/bar users within the immediate vicinity of the property which include the Watergate Street Delicatessen, Watergate Street Art Gallery and recent additions being Beer Hero's and Chalk Coffee Shop. The position of the property is shown on the attached location plan.

DESCRIPTION

The property comprises an attractive ground floor shop unit, with good frontage, and central doorway leading to an open plan sales area, with rear feature staircase leading to the ancillary accommodation at first floor level, which provides storage, staff and w/c accommodation together with rear loading from Crook Street to the rear.

The unit has recently been refurbished and redecorated, and is suitable for further tenants fitting out works. The property has 2 car parking spaces.

ACCOMMODATION/AREAS

	Sq m	Sq ft
GF Sales	32.28	347
Rear Store/Office	19.8	213
FF	54.53	587

LEASE

The premises are available by way of a new full repairing and insuring lease at a rental of £17,500 pax.

USE

The premises have established B1 office use and may be suitable for A1 retail, subject to consent.

BUSINESS RATES

The VOA website confirms the property has a Rateable Value of £19,000 (2017 List)

For further information interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester 0300 123 7 023

EPC

The Energy Performance Certificate is in the course of preparation.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

VIEWING

Strictly by appointment through the sole agents BA Commercial inc Wild Commercial Property Chester 01244 351212.

Dan Wild – dan.wild@bacommercial.com

Robbie Clarke – robbie.clarke@bacommercial.com

SUBJECT TO CONTRACT

Chester

BA Commercial, 2 Friarsgate,
Grosvenor St, Chester, CH1 1XG

T 01244 351212

E enquiries@bacommercial.com

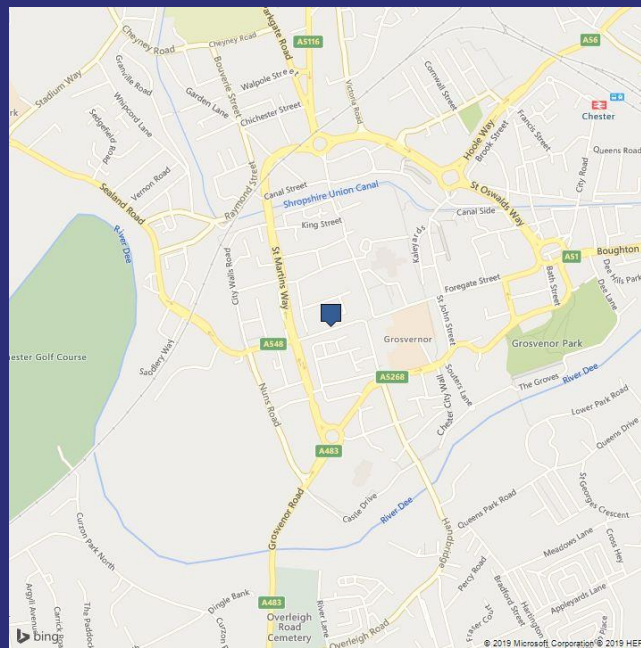
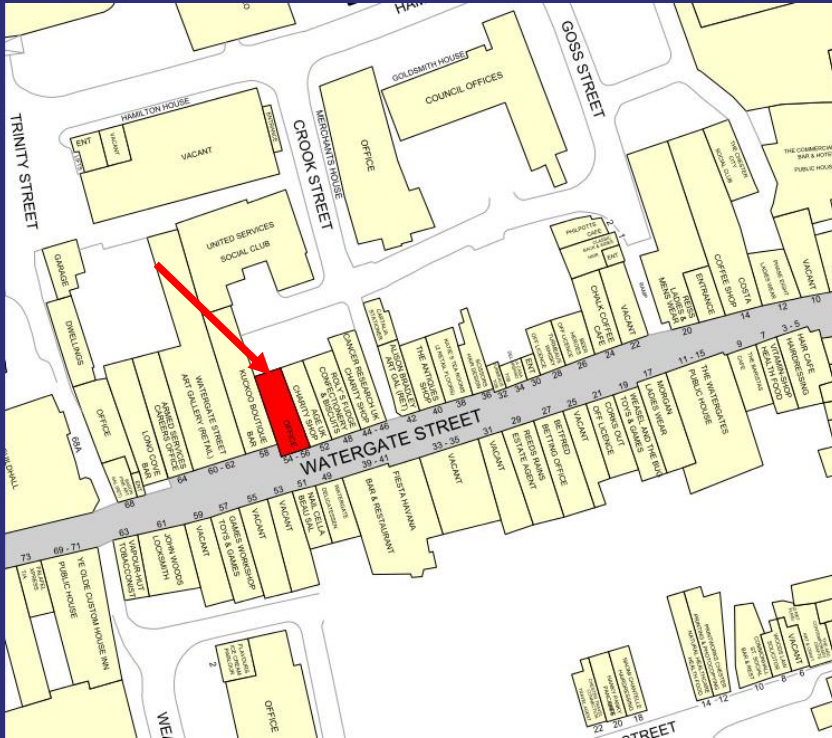
North Wales

BA Commercial, Hanover House,
The Roe, St Asaph, LL17 0LT

T 01745 330077

W www.bacommercial.com

54-56 WATERGATE STREET CHESTER, CH1 2LA



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.

Reproduced by the courtesy of the Controller of HMSO. Crown copyright reserved. Licence No. E573291E