

19 ST WERBURGH STREET CHESTER, CH1 2DY



TO LET

- Situated on the corner of St Werburgh Street in close proximity to Chester Cathedral
- Popular tourist area linking Northgate Street and Eastgate Street
- Available on new lease, rental £22,500 pax

Chester

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

T 01244 351212

E enquiries@bacommercial.com

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BA Commercial
Chartered Surveyors

19 ST WERBURGH STREET

CHESTER, CH1 2DY

LOCATION

The property is located in a prominent position on St Werburgh Street, a regularly frequented tourist / retail destination just a few metres from and directly facing Chester Cathedral. St Werburgh Street connects the prime retail pitches of Northgate Street through to Eastgate Street. Occupiers in close proximity include: -

- White Stuff
- Joules
- Crew Clothing
- Sea Salt
- Echo
- Barbour
- Sole Trader

The attractive Godstall Lane Shopping Arcade is nearby, which includes well established bars/restaurants. The Storyhouse development is in short walking distance.

DESCRIPTION

The property comprises an attractive terrace of 5 retail units, part of the two/three storey Grade II Listed building, St Werburgh Mount.

The building is of timber and herringbone brick construction under a pitched roof. The ground floor comprises a sales area with w/c and kitchenette facilities to the rear, the first floor comprises a storage room. The shop front benefits from a sheltered colonnade below the protruding upper floors. There is on street short stay parking for disabled and loading.

LEASE

The property is available on a new Full Repairing and Insuring Lease, terms to be agreed.

ACCOMMODATION/AREAS

	Sq. M	Sq. Ft
Ground Floor Sales	27.94	300
Ground Floor Store	4.13	44
First Floor	12.39	133

RENTAL

£22,500 pax

RATES

The VOA website confirms the property has the following Rateable Values:-

£16,500 (2017 list)

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

VAT

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

EPC

No EPC is applicable - the building is Listed.

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.

Chester

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North Wales

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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, Chester 01244 351212.

Robbie Clarke

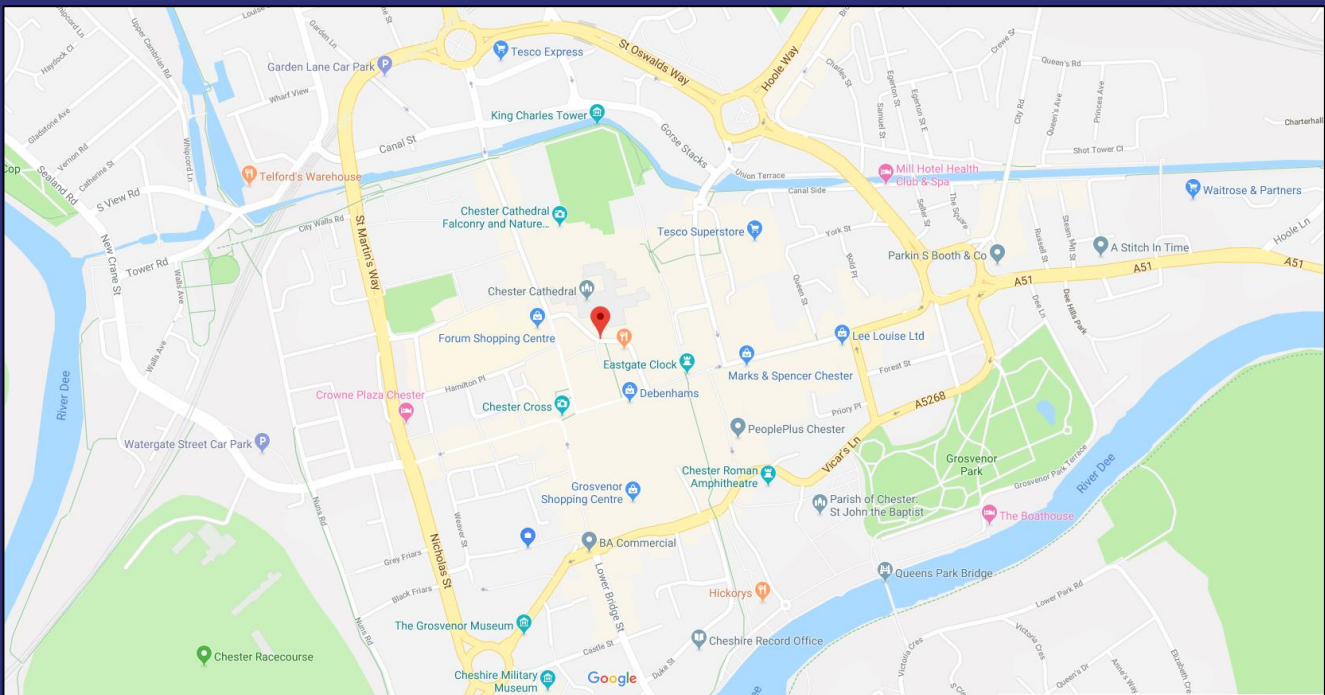
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SUBJECT TO CONTRACT



IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- 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.
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