

TO LET FOLLOWING REFURBISHMENT PROMINENT RETAIL UNIT - 1,280 SQ FT SALES (Arranged Over Two Trading Floors)



6-8 Watergate Street CHESTER, CH1 2LA

- Historic Central 'Rows' Property
- Fantastic Location
- New Lease Available Autumn 2025
- £45,000 pa plus VAT

What3Words: angle.nasal.saying

LOCATION

This property is located in the very heart of the Cathedral City of Chester. As can be seen from the goad plan attached this is a central position right on the 'Cross' and directly opposite the proposed new 5* Wildes Hotel.

PROPERTY

This is a self-contained property forming part of the City's famous rows, to which it has a separate upper level frontage.

It also abuts a passageway at row level that leads to a rear Courtyard and the Commercial Hotel. This is a very busy summer live music events space in the City, to which the unit also has a rear frontage.

Having a double width shopfront, the ground floor is arranged with a split level open front sales area leading to two separate rear sales areas.

Following refurbishment works to open up the unit and install a new internal staircase, the unit will benefit from improved sight-lines.

Mindful of possible hospitality uses, provision can also be made for enhanced use of the basement for WC and stores.

ACCOMMODATION

Frontage 22'0"

Internal width 20'6" widening to 21'6"

Depth: 41'0"

	<u>Net</u>
Ground Floor :	795 sq ft
Row Level	413 sq ft
Basement	420 sq ft

1,628 sq ft

RATING ASSESSMENTS

To be re-assessed after subdivision.

PLANNING

The property is grade II Listed and is located within a conservation area. Tenants will need to be aware that alterations and signage will need appropriate consents.

LEASE

The property is to let by way of a new F&I lease for a term to be agreed, subject to 5 yearly rent reviews.

RENT

Offers in the region of £45,000 pa payable quarterly in advance on the usual quarter days.

VAT

The property is elected for VAT.

EPC

The property has a current EPC rating of C. This may need to be re-commissioned on completion.

COSTS

Each party to be responsible for their own legal costs.

VIEWINGS/FURTHER INFORMATION

Strictly through the Joint Agents:

Tim Kenney

kenneymoore

☎ 01244 345600 or 07973 666620

✉ tim@kenneymoore.co.uk

Peter Burke

Mason Owen

☎ 07798 576790

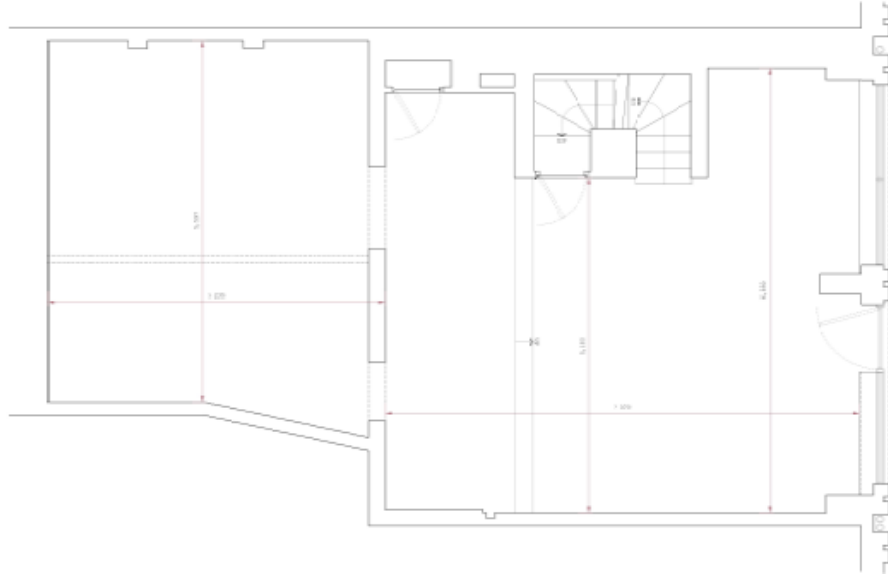
✉ peter.burke@masonowen.com

Subject To Contract

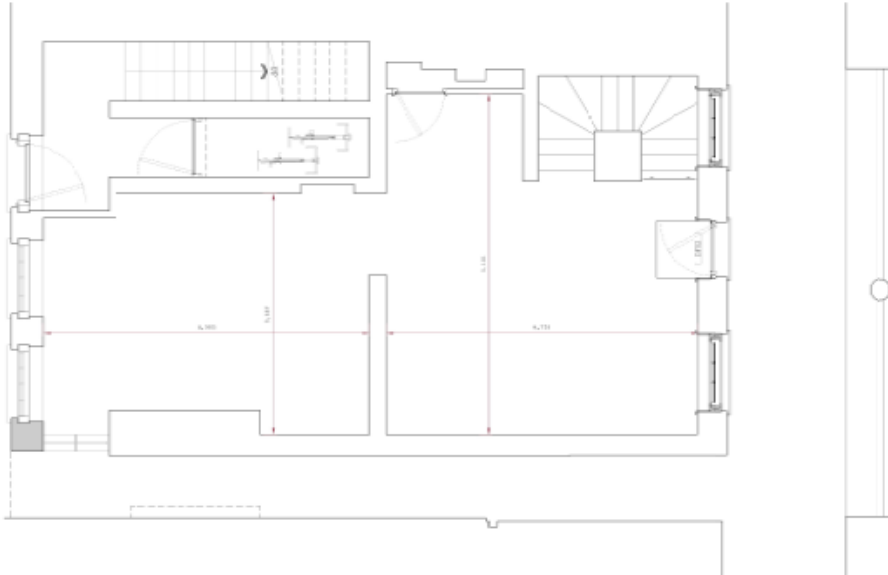
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FLOOR PLANS

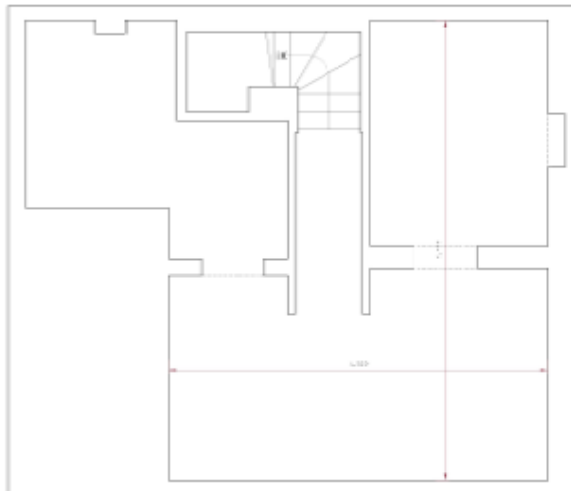
Ground Floor
795 sq ft



**First Floor
(Row Level)**
413 sq ft

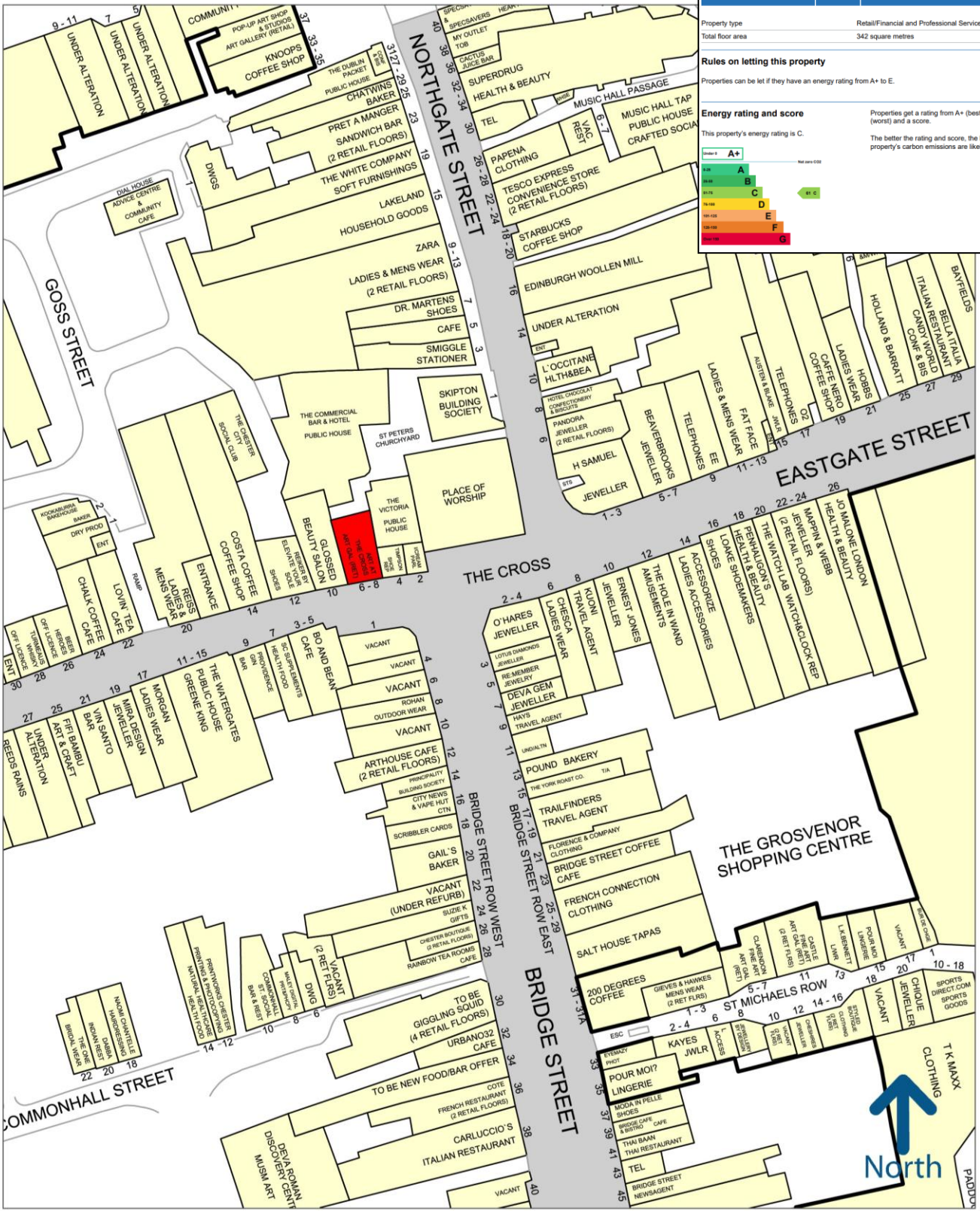


Basement Floor
420 sq ft





Energy performance certificate (EPC)		
6-8 Watergate Street CHICHTA CH1 2LA	Energy rating C	Valid until: 21 November 2033 Certificate number: 8884-9750-4217-9889-8884
Property type	Retail/Financial and Professional Services	
Total floor area	342 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



50 metres

Experia Goad Plan Created: 06/05/2025
Created By: Kenney Moore

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