

FOR SALE

RARE FREEHOLD COMMERCIAL BUILDING IN CHESTER CITY CENTRE

14 / 16 GROSVENOR STREET, CHESTER, CH1 2DD



CBRE

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KEY FEATURES

- Prominent location fronting Grosvenor Street and Cuppin Street. Located in the heart of Chester city centre to the bottom of Pepper Street and in close proximity to Chester's retail core.
- Nearby occupiers include a range of estate agents, offices, Moules a Go Go, The Sandy Box and Convivio. Carluccio's, Nando's and a range of artisan operators are located close by on Bridge Street.
- Substantial Grade II listed building with prominent frontage arranged over 3 floors with an additional two storey self contained annex to the rear.
- Comprises partially renovated restaurant property to ground and first floor with fully refurbished second floor office suite. Additional rear partially renovated annex arranged over ground floor entrance, first and second floors.
- Total accommodation extends to circa 4,520 sq ft.
- Building would suit an investor or developer to complete the final refurbishment works.
- Building provides a wide range of alternative uses including retail, offices and residential uses to the upper parts (STP).



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LOCATION

The property is located Grosvenor Street and Cuppin Street in the centre of Chester city centre adjacent to the popular streets of Pepper Street and Bridge Street. The locality is a mix of commercial offices, estate agents, bar restaurants and retail uses. Adjacent occupiers include Moules A Go Go, Strutt & Parker, BA Commercial, The Love Shack and the Saddle Inn. The desirable Pepepr Street and Lower Bridge Street is within a 1 minute walk and home to Opera Bar & Grill, Carluccio's, Nando's and All Bar One.

DESCRIPTION

The property comprises a Grade II listed period substantial three storey building of painted brick elevations under a multi pitched and part flat roof. In addition is a rear single storey extension under a fully refurbished flat roof and a rear two storey self contained annex. The property has been extensively remodelled throughout but will require completion of the outstanding refurbishment works. Original Vendor proposals were to deliver a high end bar restaurant with commercial kitchens, W/C's and stores to the ground floor, lounge bar and staff areas to the first floor and a second floor office (two office suites, W/C, kitchen and server room (NB second floor works has been fully completed)

The rear annex comprises partially renovated residential accommodation over ground floor lobby and two upper floors.

ACCOMMODATION:

| Main Building Floor | Use | SQ FT (GIA) | Condition |
|---------------------|----------------------|-------------|---|
| Ground | Restaurant | 1,776 | Extensively refurbished to shell and core. |
| First | Restaurant & Offices | 731 | Partially converted accommodation. |
| Second Floor | Offices | 624 | Fully refurbished self contained office suite. Arranged as two office suites, kitchen, W/C and server room. |
| Total | | 3,131 | |

| Annex Floor Use | Use | SQ FT (GIA) | Specification |
|-----------------|-------------|-------------|--|
| Ground | Stairwell | N/A | Stairwell to FF |
| First Floor | Residential | 764 | Partially completed residential accommodation |
| Second Floor | Residential | 624 | Partially completed. Residential accommodation |
| Total | | 1,388 | |



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RATEABLE VALUE

£50,500 as at 1st April 2017. The estimated rates payable in the 2018/19 year are £24,745 pa.

PREMISES LICENCE

The property benefits from a premises licence to serve alcohol: Sunday to Thursday 08:00 am to 00:00 am and 08:00 am to 00:30 am Friday and Saturday.

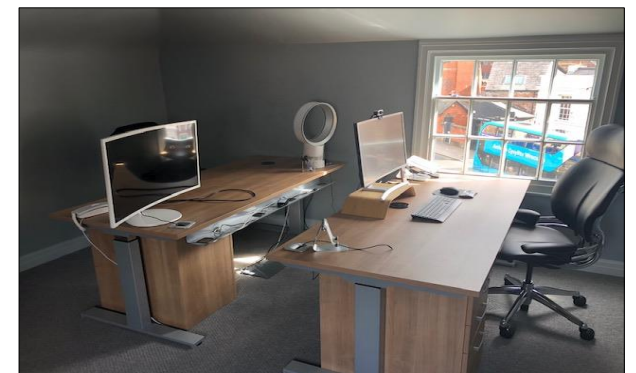
SERVICES

The property benefits from mains gas, electricity (including 3 phase electricity 100 amp supply), mains water, fire detection system and a 100 mb fibre internet connection (NB broadband is a commercial broadband contract).

PLANNING

The property benefits from A3 bar restaurant planning uses. The property is Grade II listed and is situated within a conservation area. All planning enquires should be directed towards Chester West and Chester Council Planning Department.

It is considered the building benefits from a range of alternative uses to include retail, offices to the ground floor unit with offices, co working space or residential uses to the upper parts including the rear annex (subject to planning).



Original Restaurant CGI



Original First Floor CGI

EPC

An EPC is currently being prepared for the property.

ALTERNATIVE USES

The building provides a wide range of alternative uses; retail, healthcare and office uses to the ground floor with self contained offices and / or residential uses to the upper parts and rear self contained annex building (STP). Additionally there may be scope to develop the flat roof to the single storey extension for a roof terrace / external garden space (subject to the necessary consents).

FURTHER INFORMATION, VIEWINGS & TERMS

Floor plans and further information regarding schedule of works, party wall agreements and planning consents can be made available to interested parties. Formal viewings are strictly by appointment through CBRE.

PRICE

Offers in excess of £750,000 are invited for the Freehold Interest. All prices quoted and offers made shall be deemed to be exclusive of VAT.

SUBMITTING OFFERS

When making an offer please confirm the following within your offer; Offer price, company entity, offer conditions, proposed timescales and proof of funding.

DISCLAIMER

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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