

2 St John Street Chester



**BNP PARIBAS
REAL ESTATE**

FREEHOLD WITH
VACANT POSSESSION
FOR SALE



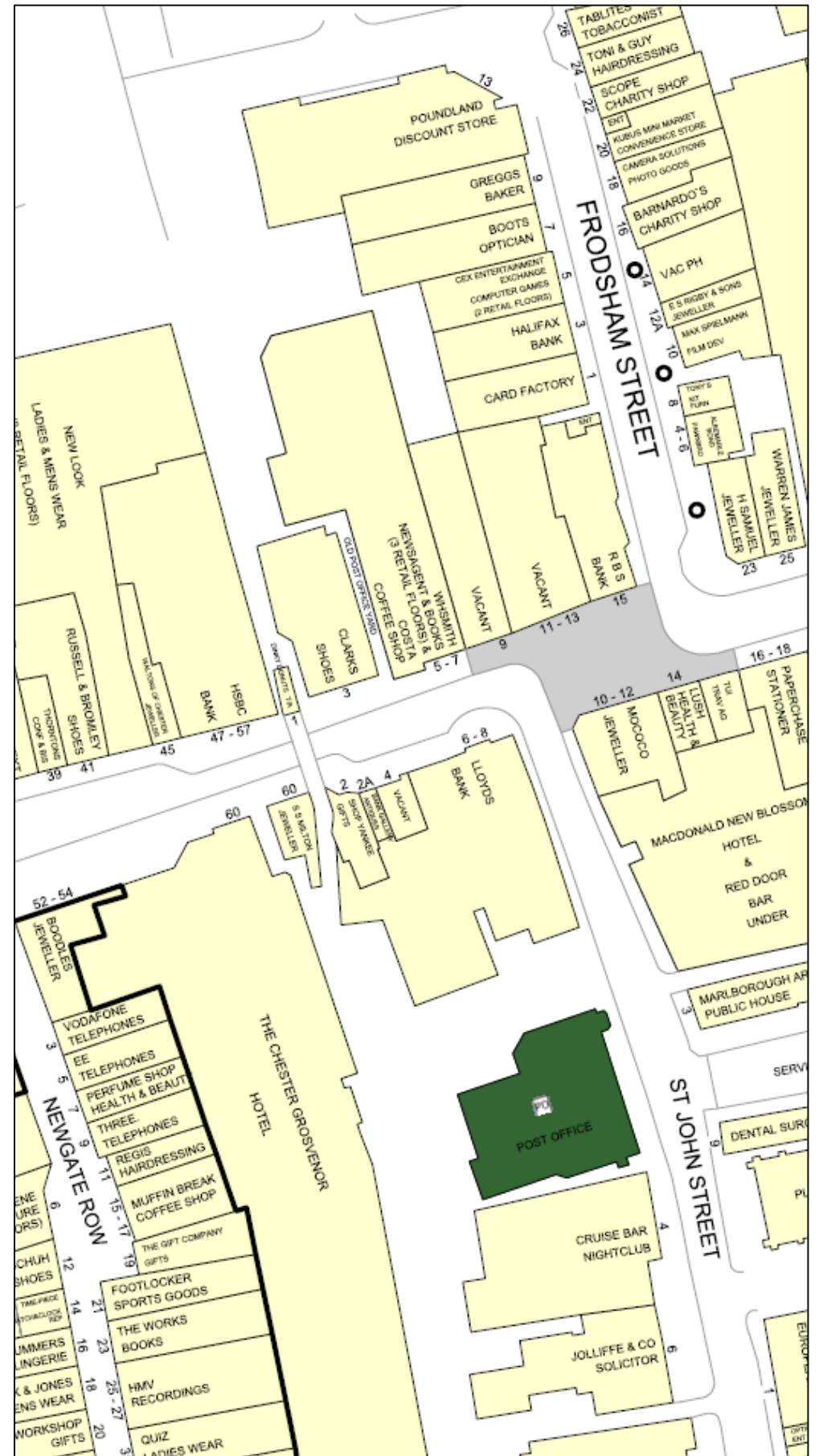
Location

MARKET OVERVIEW

Chester is an affluent Cathedral City benefiting from a strong tourism economy with approximately 35 million visitors in 2017. The city is the administrative centre for the county of Cheshire situated in the north west of England approximately 15.4 miles south of Liverpool, 11.1 miles east of Wrexham and 33 miles south west of Manchester.

Chester benefits from excellent communications and is a hub for major road networks including the M56 motorway towards Manchester and the M53 motorway towards Liverpool. Rail links are also strong with direct services to Liverpool (42 mins), Manchester (1h 4 mins) and London Euston (2h 4 mins). Chester is within close proximity to two international airports in Manchester International Airport and Liverpool John Lennon Airport. Both airports provide both domestic and international flights.

The Property is situated on St John Street in central Chester opposite New Blossoms Hotel and Marlborough Arms. Surrounding occupiers include Lloyds Bank, Disney Store, Pizza Express and Cruise Bar Nightclub. Chester Station is located approximately 0.6 miles to the north east, approximately a 15 minute walk.



Property Overview



DESCRIPTION

The Property is of brick construction arranged over three storeys and basement. There is a secure yard to the rear of the Property accessed by a private entrance to the north of the Property.

The Property comprises the following approximate floor areas:

Floor	NIA (sq ft)
Basement	2,221
Ground Floor Retail	3,358
First Floor Office	1,855
Second Floor Office	1,467
Ancillary Accommodation	3,329
Total	12,230

SITE AREA

0.10 ha (0.25 acres)

DEVELOPMENT

The Property is suitable for reconfiguration, refurbishment and change of use subject to planning.

PLANNING

The Property is not listed but is within the Chester City Conservation Area.

TENURE

The Property is sold Freehold with vacant possession.

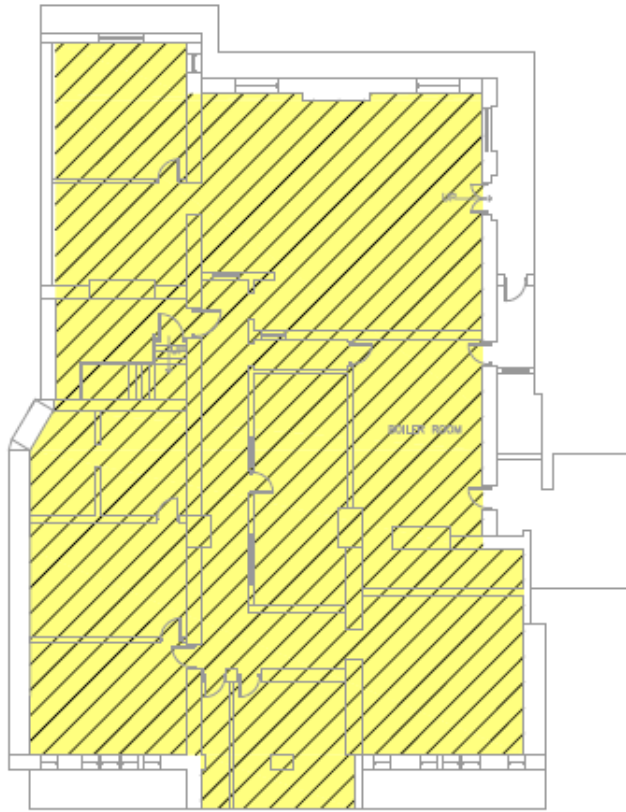
RATES

Rateable Value	£96,904
Rates payable	£44,632 per annum

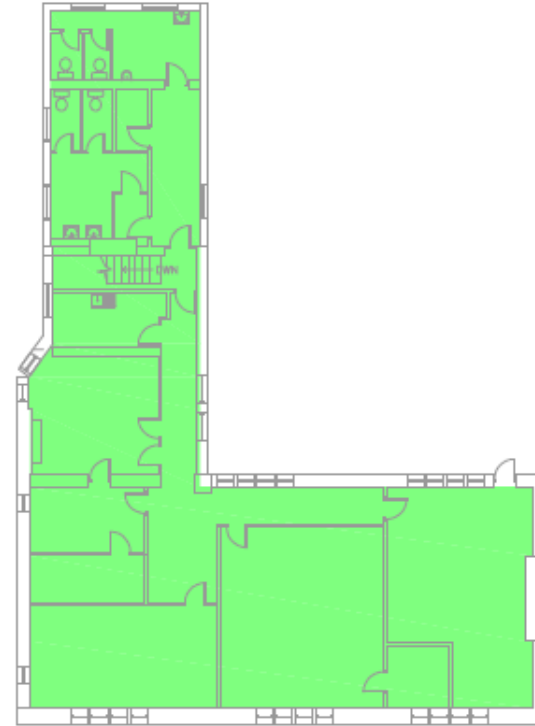
Interested parties are advised to make their own enquiries through the Local Authority.



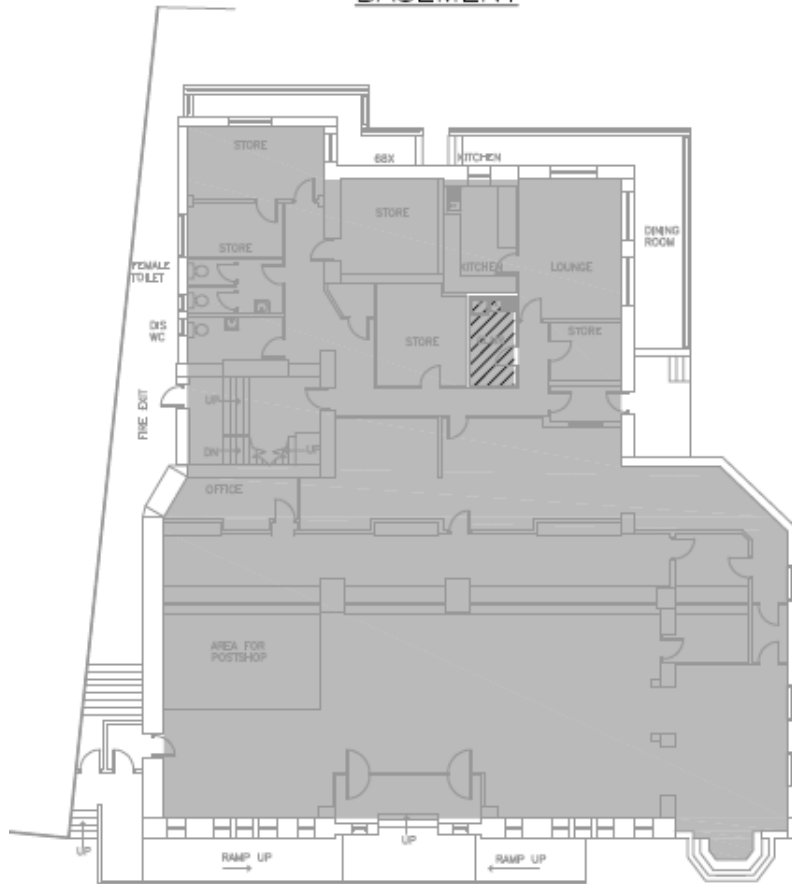
Floorplans



BASEMENT
BASEMENT



SECOND FLOOR
SECOND FLOOR



GROUND FLOOR
GROUND FLOOR



FIRST FLOOR
FIRST FLOOR
NOT USED BY POST OFFICE

Proposal



EPC

An EPC is available on request.

LEGAL COSTS

Each party to bear their own legal costs.

PROPOSAL

We have been instructed to seek offers in the region of £800,000.

VIEWING

Further information is available, as well as arrangements for viewing through sole agents, BNP Paribas Real Estate.

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