



33 ST  
—  
49 WERBURGH  
ROW CHESTER  
CH1 2DY

**FOR SALE**

**A STUNNING GRADE II LISTED BUILDING  
WITH DEVELOPMENT POTENTIAL**



33 ST  
WERBURGH  
49 ROW

## SUMMARY

- GRADE II LISTED BUILDING
- OPPOSITE THE CATHEDRAL
- CLOSE TO NORTHGATE MARKET DEVELOPMENT
- SCOPE TO CREATE OUTSIDE SEATING AREA

The property is configured over 4 separate units, the former bank takes up the majority of the floor space and 3 separate retail units.

The upper floors are currently arranged as offices which have lift access to the first floor.



CHESTER RACECOURSE

NORTHGATE SCHEME  
& NEW MARKET HALL

TOWN HALL

COACH WORKS  
ARCADE

STORYHOUSE



33 ST  
WERBURGH  
ROW

NORTHGATE STREET

GROSVENOR  
SHOPPING CENTRE

EASTGATE STREET

CHESTER CATHEDRAL

GROSVENOR  
HOTEL





33 ST  
WERBURGH  
49 ROW



CHESTER

THE PROPERTY SITS WITHIN AN ATTRACTIVE SECTION OF ST WERBURGH STREET,  
WHICH OVERLOOKS THE CATHEDRAL, IN CHESTER'S HISTORIC CITY CENTRE.





33 ST  
WERBURGH  
49 ROW

# LOCATION

St Werburgh Street is a retail location within Chester City Centre, which runs between the prime retail pitches of Eastgate Street and Northgate Street.

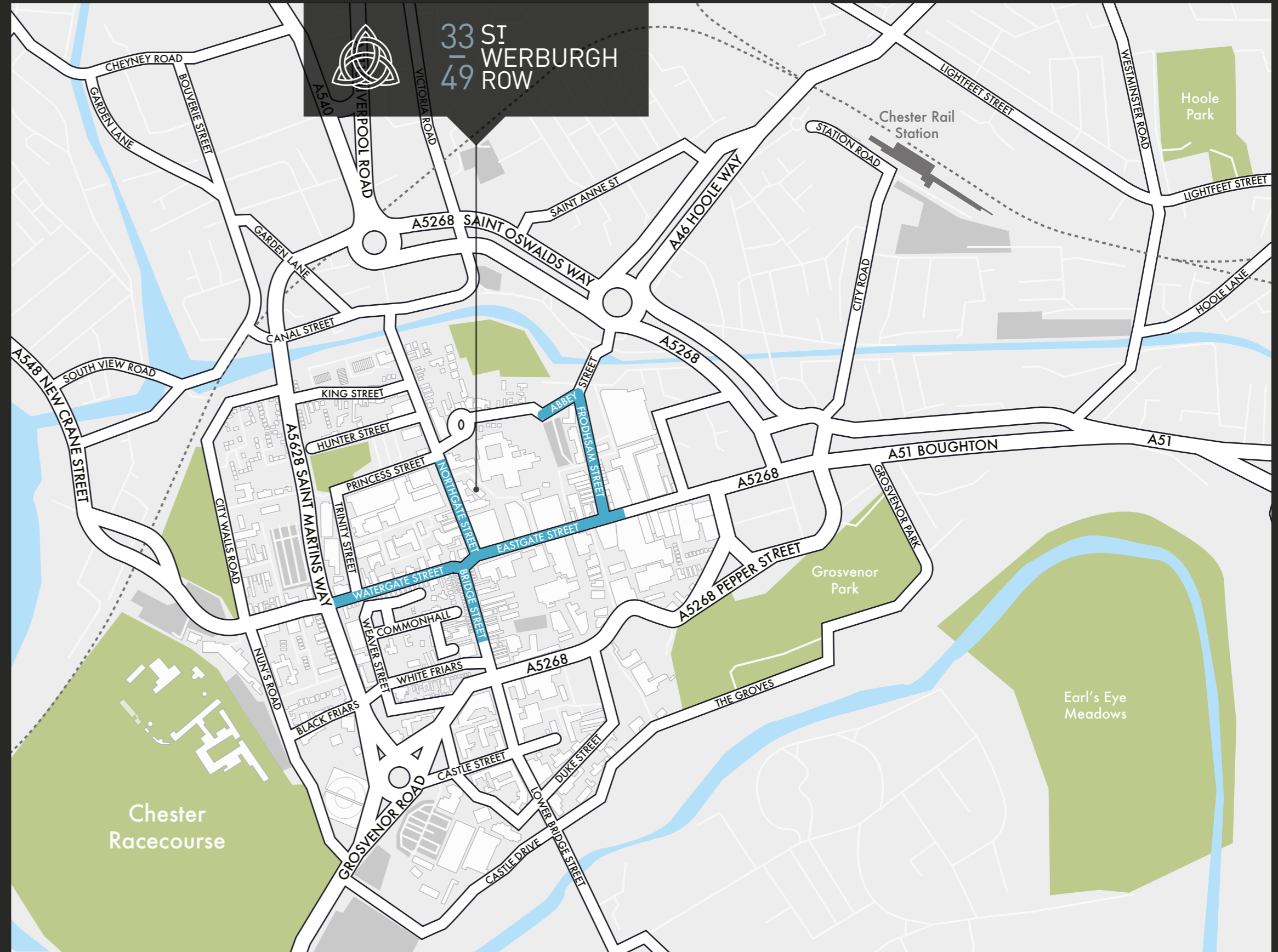


**Chester City Centre** is approximately...

20 miles  
south of  
**Liverpool**

44 miles  
west of  
**Manchester**

190 miles  
north west  
of **London**

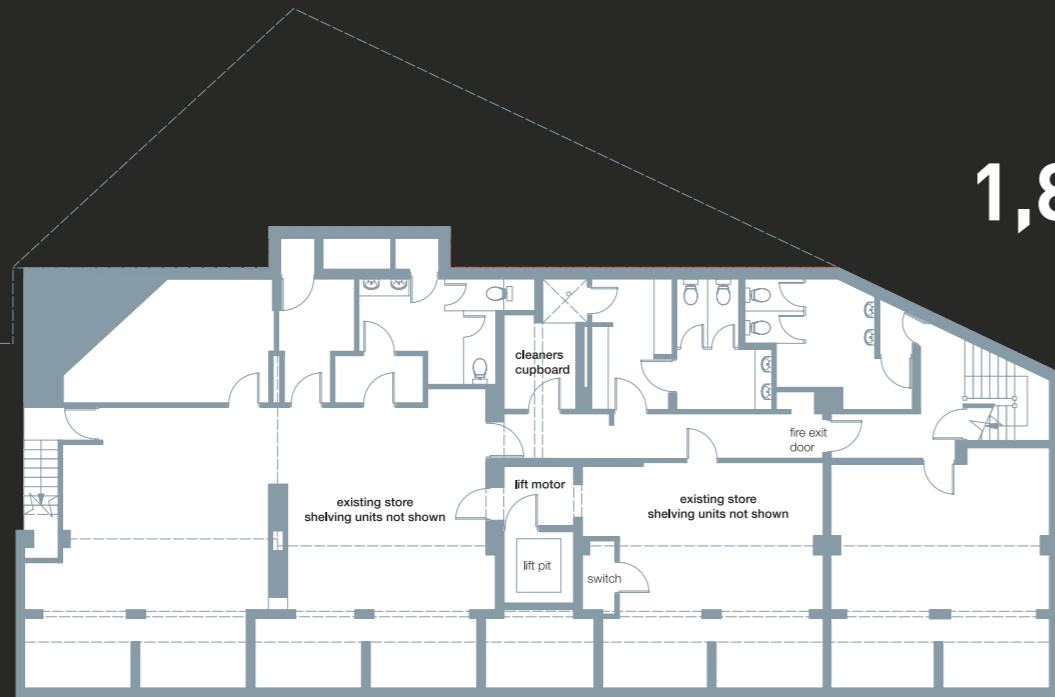




33 ST  
WERBURGH  
49 ROW

# ACCOMMODATION

## OVERALL FLOOR AREAS



**BASEMENT**  
**1,897 SQ FT**  
(176.21 SQ M)



**GROUND FLOOR**  
**3,799 SQ FT**  
(352.92 SQ M)



**FIRST FLOOR**  
**3,014 SQ FT**  
(280.1 SQ M)



**SECOND FLOOR**  
**1,737 SQ FT**  
(161.4 SQ M)

**TOTAL FLOOR AREA**  
**10,447 SQ FT**  
(970.63 SQ M)



33 ST  
WERBURGH  
49 ROW

## TENURE

### TENURE

Freehold.

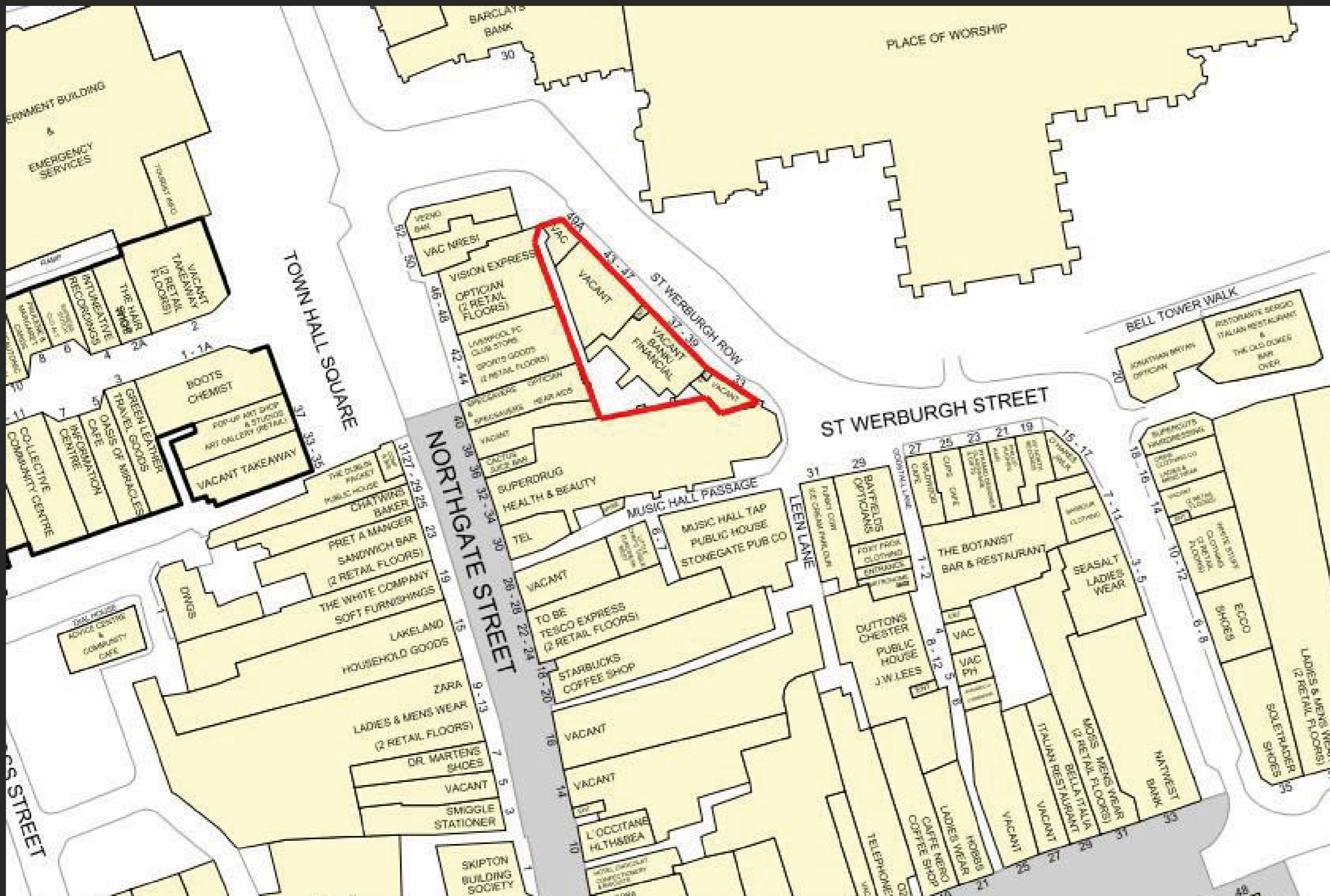
### ACCOMMODATION

RATEABLE VALUE  
APRIL 23 VAL

33 St Werburgh Row	£15,250
37/39 St Werburgh Row	£74,500
47 St Werburgh Row	£19,500
49A St Werburgh Row	£9,300

### EPC

Energy Performance Certificates have been commissioned and will be available for inspection shortly.





33 ST  
WERBURGH  
49 ROW

## FURTHER INFORMATION

### PRICE

Offers over £3M.

### VIEWING

Strictly through the sole agent;

**Peter Burke**

m 07798 576 790

e peter.burke@masonowen.com

 **Mason  
Owen**

0151 242 3000  
masonowen.com

### LEGAL COSTS

Each party to be responsible for their own legal costs.



### ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on:  
[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)  
We recommend you obtain professional advice if you are not represented.