

# TO LET



## 6-8 Watergate Street, Chester CH1 2LA



**1,893 sq ft**  
Total Area



**£45,000 p/a**  
Rent



**To be re-assessed**  
Rates



**C Rating**  
EPC

- City centre premises to let after refurbishment
- Located in the heart of the historic City of Chester
- Prominent central position immediately opposite the proposed new Wildes Hotel

Former banking premises converted to a single property some years ago and currently present as a single building.

The owners are proposing to sub divide the property into short term apartment rentals on the upper two floors (accessed from the rear), leaving the lower three floors as a self contained unit.





## Location

The property is located in the very heart of the historic city centre of Chester. Watergate Street runs eastwards from the Cross (junction of the original four main historic streets) and down to the Chester Racecourse. The property is strategically located in a very prominent central position, immediately opposite the proposed new Wildes Hotel.

## Description

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

It also abuts a passageway at row level that leads to a rear Courtyard and the Commercial Hotel, a busy open events space in the city, and again, it has a frontage to this area.

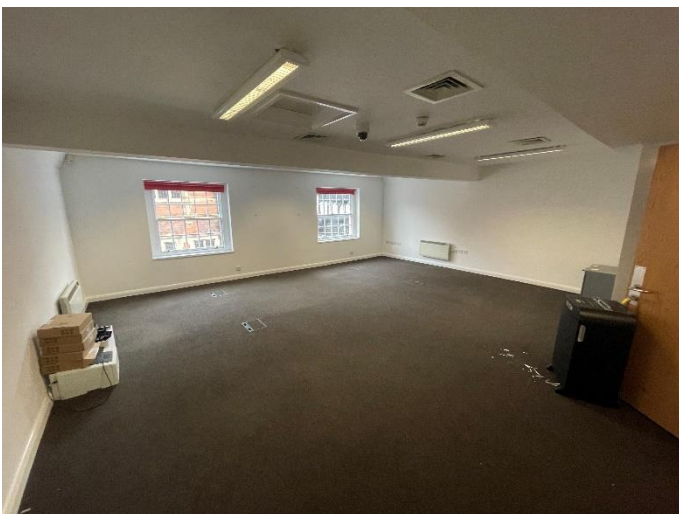
Having a double width shop front, the ground floor is arranged with an open front sales area with an interlinked area as shown.

The modernisation works will include a replacement internal staircase up to the row level and works to further open up the row level by removal of non-structural internal partitions, and provision for a new shop front to the row level.

Mindful of possible hospitality uses, provision will be made for enhanced use of the basement for WC and storage purposes.

## 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.



## Area – Post Works

Floor	Description	Sq Ft	Sq M
Ground Floor	Sales	844	78
Basement	Stores/WC's	430	40
Row Level	Sales	619	58
<b>TOTAL</b>	<b>Area</b>	<b>1,893</b>	<b>176</b>

Frontage: 22'0"

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

Depth: 41'0"

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

Offers in region of £45,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings (payable quarterly in advance on the usual quarter days).

## Rates

To be re-assessed following subdivision and occupation.

Interested parties should make their own enquiries with the Local Authority: ☎ 0300 123 7023.

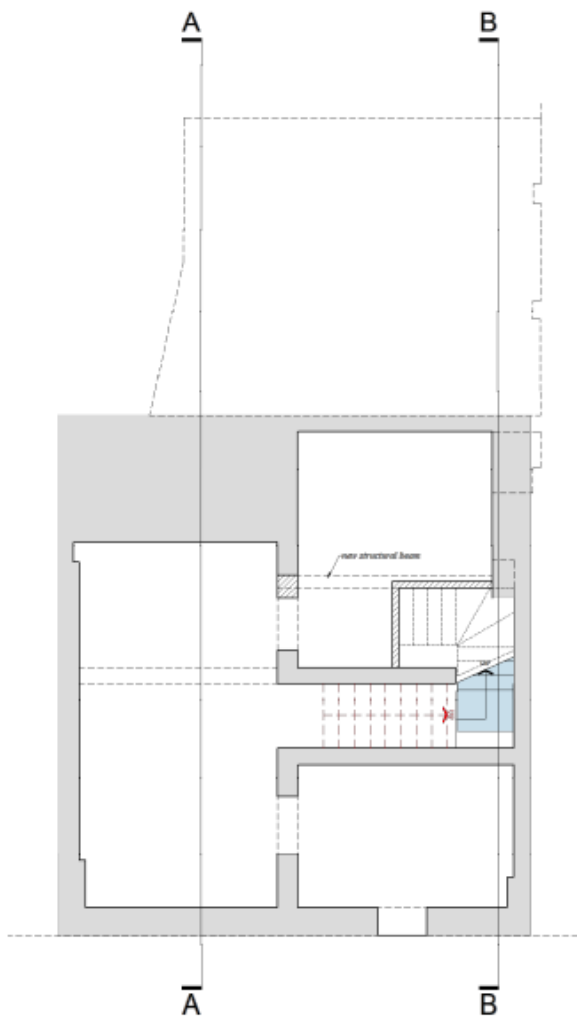
## EPC

The property has a current EPC rating of C. This will need to be re-assessed after works.

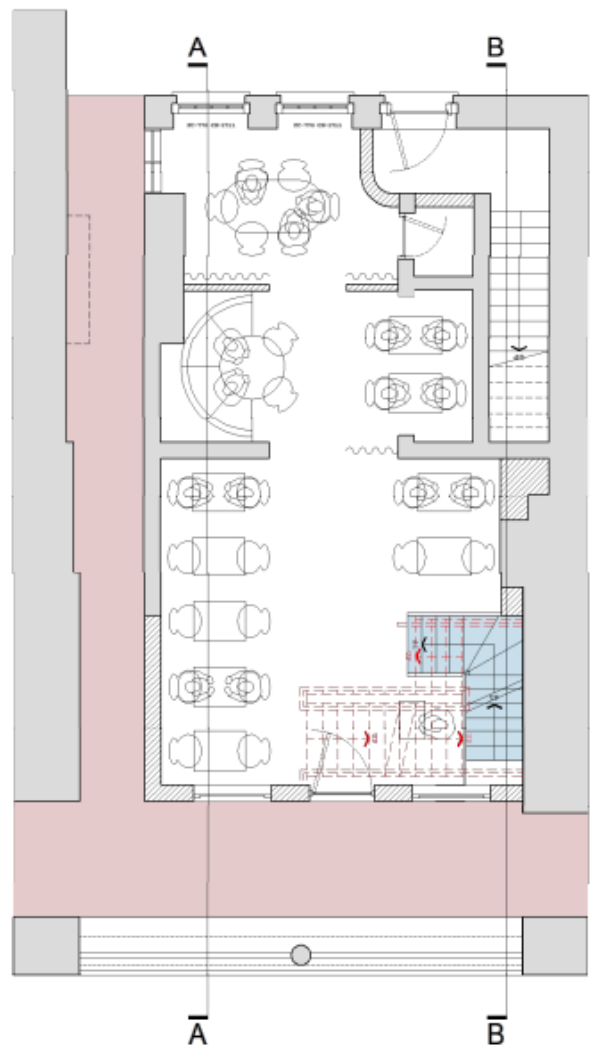
## Legal Costs

Each party to be responsible for their own legal costs.

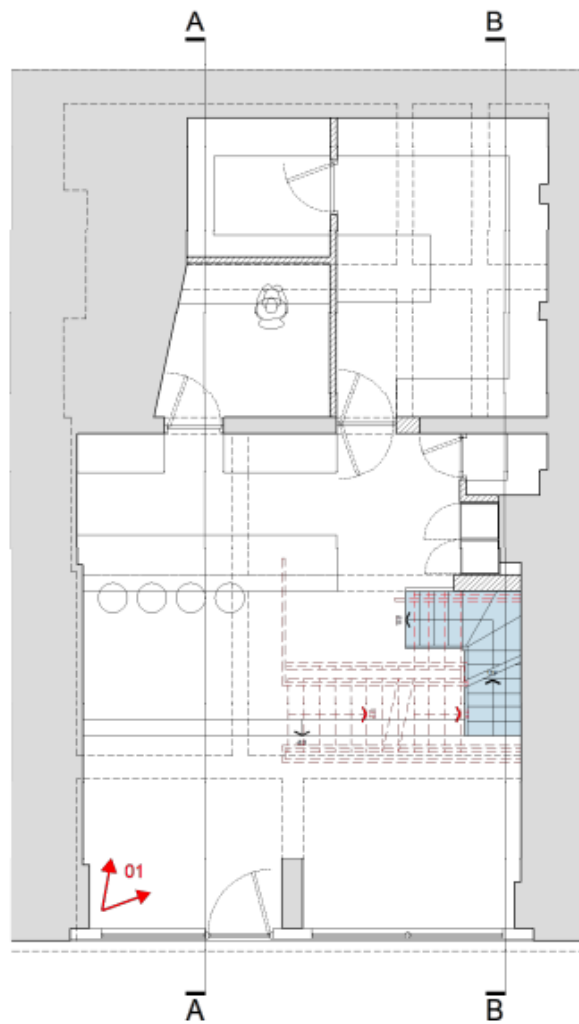




Proposed Basement Plan



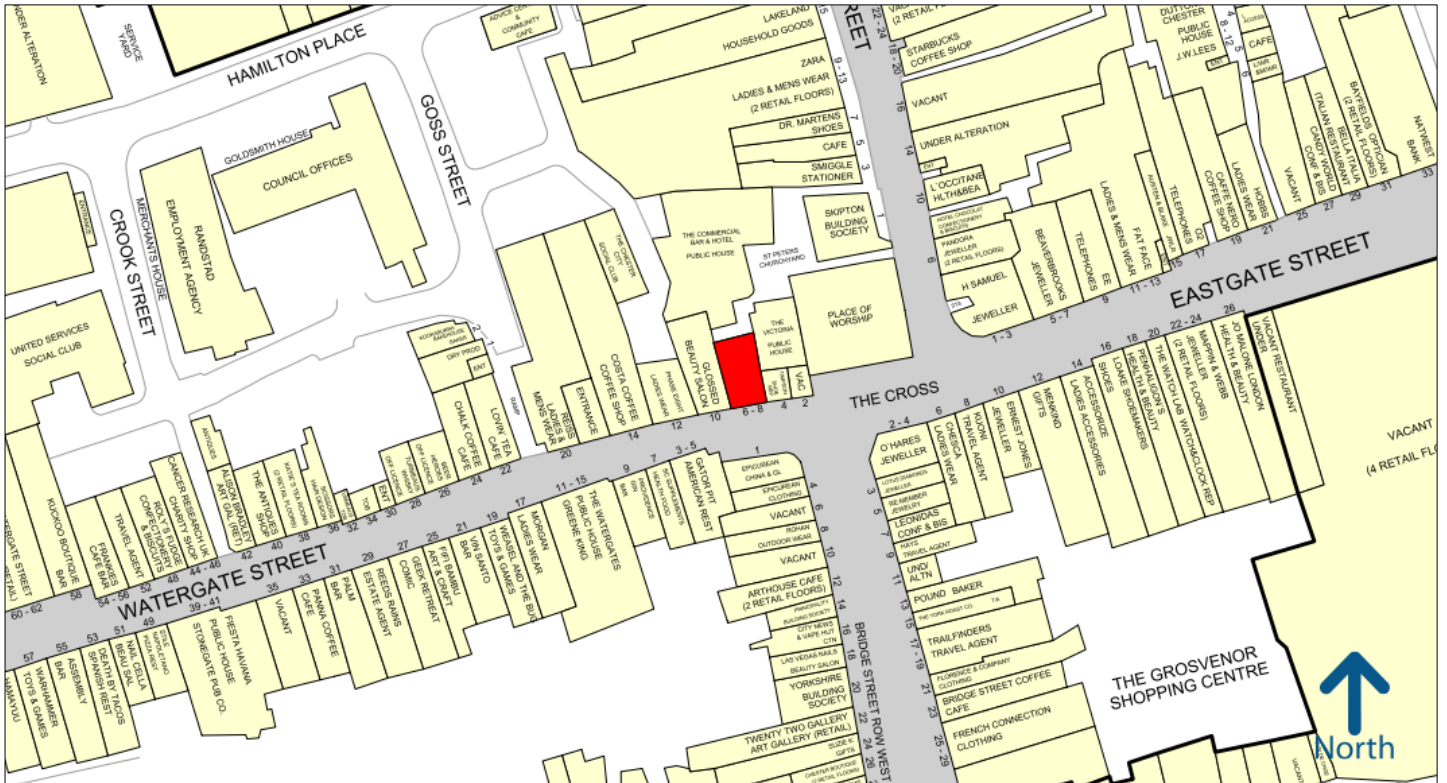
Proposed First Floor Plan



Proposed Ground Floor Plan



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#### [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.

#### [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.

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