

# CHESTER

## 16 NORTHGATE STREET CH1 2HA

### PRIME LISTED SHOP UNIT TO LET

May suit F & B operators

#### LOCATION

The property occupies a prime trading location on the pedestrianised Northgate Street being adjacent to **Starbucks**. Nearby multiple retailers include **Hotel Chocolat, Pandora, Smiggle, Dr Martens, Zara, White Company, Pret, Tesco Express** and **L'Occitane**.

#### ACCOMMODATION

The premises are arranged on ground floor only providing the following approximate areas and dimensions:-

Window frontage	29'2"	8.89m
Internal width	30'9"	9.37m
Shop depth	105'8"	32.18m
Ground floor sales	3,155 sq ft	293 sq m
Ground floor ancillary	204 sq ft	18.9 sq m

The property could be amalgamated with 14 Northgate Street adjacent to provide **5457 sqft** ( 507 sqm ) sales.



#### LEASE

The property is to be made available by way of a new FR&I lease for a term to be agreed, subject to periodic upward only reviews at a commencing rental of **£75,000** (seventy five thousand pounds) pax.

#### ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£89,500
UBR 2023/2024	51.2p

The latest Government retail relief scheme gives qualifying retail, hospitality and leisure businesses a discount of **75%** on the rates payable from **1st April 2024 until 31st March 2025** (up to a total saving of £ 110,000 per business). This information is for guidance only and prospective tenants are advised to make their own enquiries with Cheshire West and Chester Council (0300 123 7023).

#### VAT

Prices, outgoings and rentals are exclusive of, but are liable to, VAT.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

By appointment through:-  
Hugh Ockleston of Ockleston Bailey  
**Tel: 01244 403444**  
**E-mail: hugh@ocklestonbailey.co.uk**

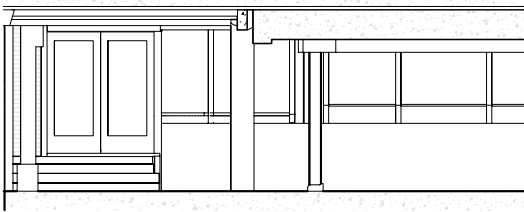
Or our joint agent:  
Zak Brennan, Mason Owen  
**Tel: 0151 2423000**  
**Email: zak.brennan@masonowen.com**

#### SUBJECT TO CONTRACT

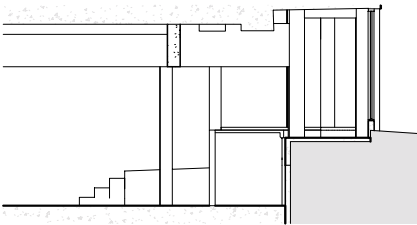
HWO/eaw/030619

**Tel: 01244 403444**

# FLOORPLAN



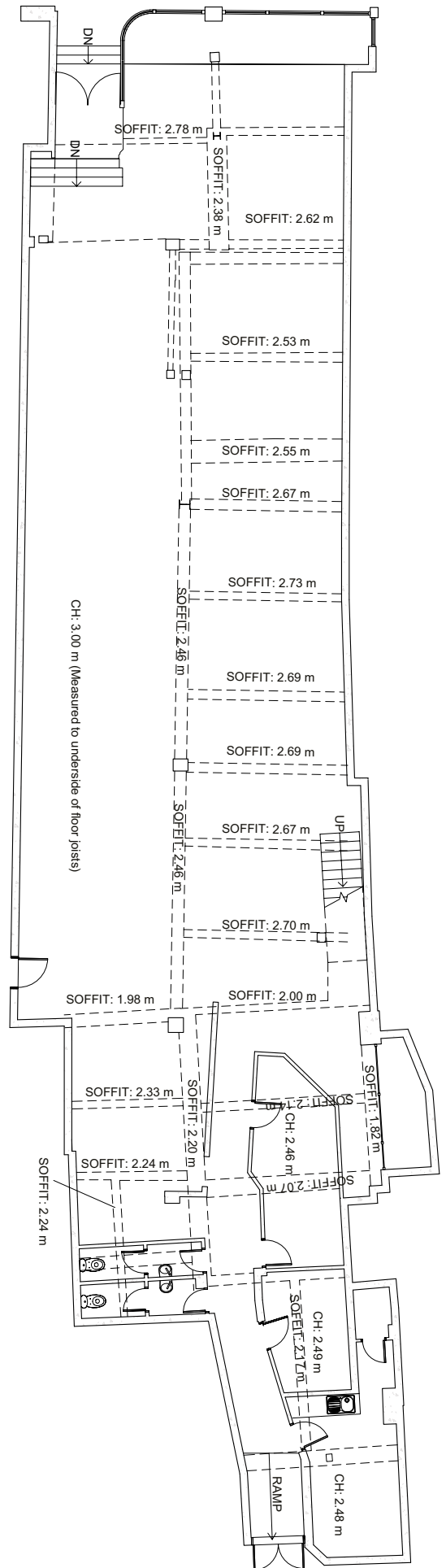
**2 Internal Elevation - Shopfront**  
1 : 50

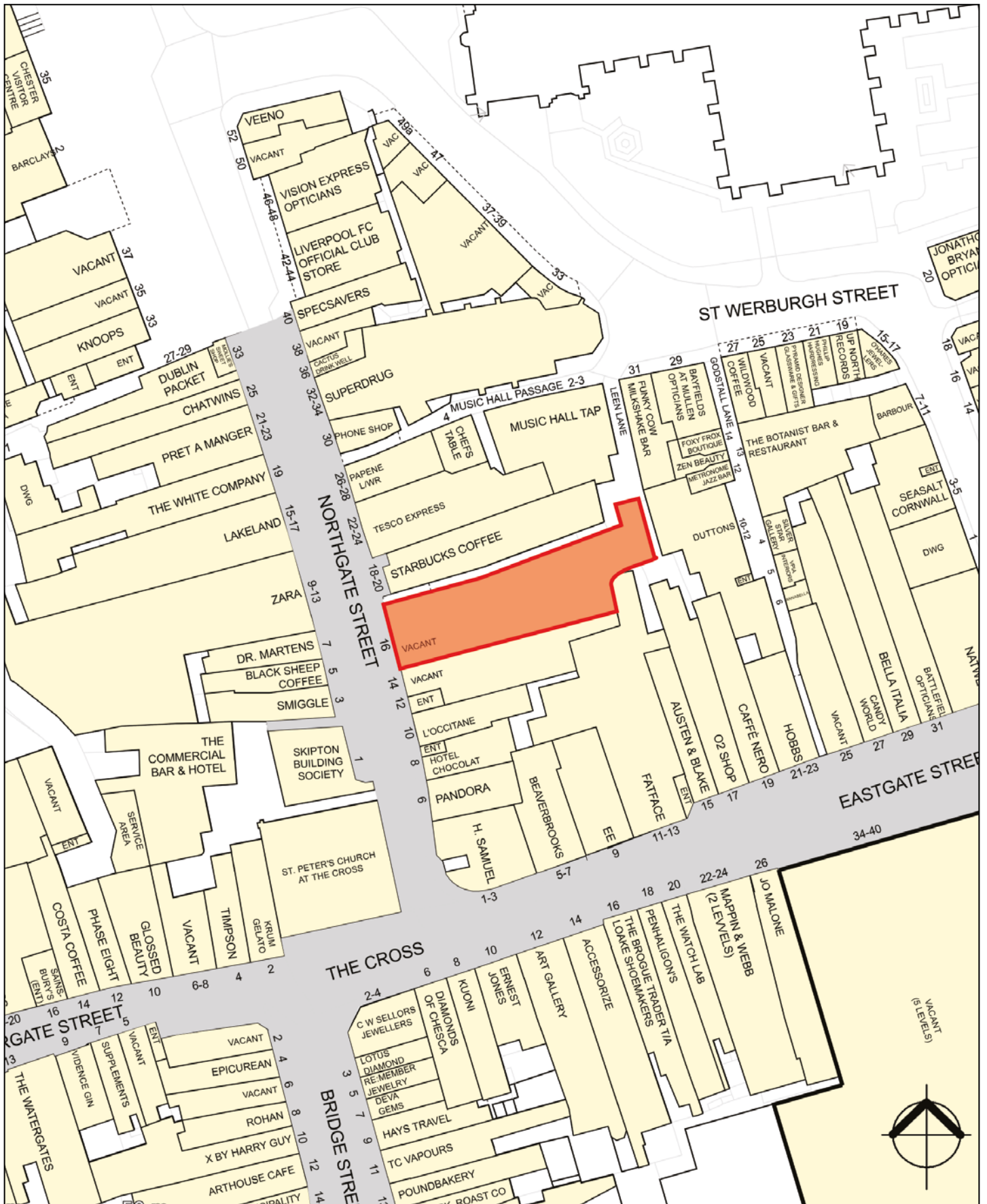


**3 Internal Elevation - Stairs**  
1 : 50



**4 Front Elevation**  
1 : 50





**Misrepresentation Act 1967** Ockleston Bailey Ltd (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that : (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Ockleston Bailey Ltd cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Ockleston Bailey Ltd (and their joint agents where applicable) has any authority to make any representations or warranty or enter into contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition, (v) Ockleston Bailey Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

**ockleston  
bailey**  
retail leisure investment  
**01244 403444**  
[www.ocklestonbailey.co.uk](http://www.ocklestonbailey.co.uk)