

TO LET



6-8 Watergate Street, Chester CH1 2LA



3,339 sq ft

Gross Area over 5 floors



£52,500 p/a

Rent



To be re-assessed
Rates



C Rating
EPC

- Entire city centre building to let
- Located in the heart of the historic City of Chester
- Prominent central position immediately opposite the proposed new 5* Wildes Hotel

Former banking premises converted to a single property some years ago and currently present as a single building over 5 floors (including basement stores).

Currently occupied by a pop up art gallery, we have been instructed to offer the entire premises as arranged. The Landlords are prepared to assist in the relocation of the existing large sales staircase.

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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 5* Wildes Hotel.

Description

This is a self-contained property forming part of the City's famous rows, to which it has a separate 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 leading to two separate rear offices.

An internal staircase heads to the upper floors. The property has been extensively and bespoke arranged to high quality office use but would be suitable for reconversion to largely open plan space over most floors as most of these alterations are non-structural.

Mindful of possible hospitality uses, provision could 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.



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Area – GIA

Floor	Sq Ft	Sq M
Ground Floor	844	78.41
Row Level	565	52.49
Row Level + 1	720	66.89
Row Level + 2	790	73.39
Basement	420	39.02

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 £52,500 per annum exclusive of Rates, Service Charge and all other outgoings (payable quarterly in advance on the usual quarter days).

Rates

Rateable Value: £37,500.

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.

VAT

This property is NOT elected for VAT.



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Front Elevation

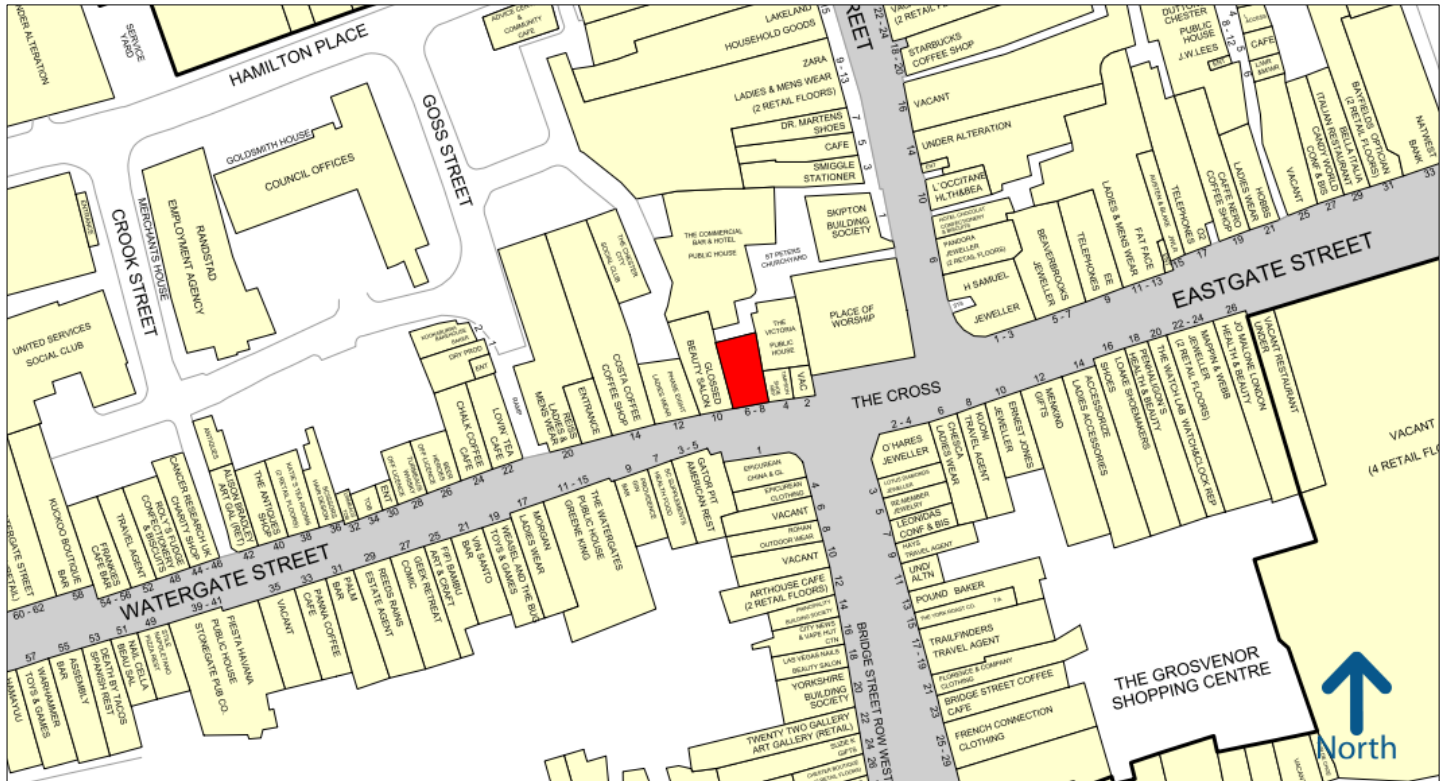
Front Elevation

**Existing
Third Floor Plan**



Front Elevation

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For further information please contact:



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Energy performance certificate (EPC)		
6-8 Watergate Street Chester CH1 2LA	Energy rating C	Valid until: 21 November 2033 Certificate number: 5884-9750-4227-4999-5584
Property type		Retail/Financial and Professional Services
Total floor area		342 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

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.
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.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants 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. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. June 2024



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