

TO LET

PRIME RETAIL UNIT
(FORMER SAINSBURY'S)

16-18 WATERGATE STREET, CHESTER CH1 2LA



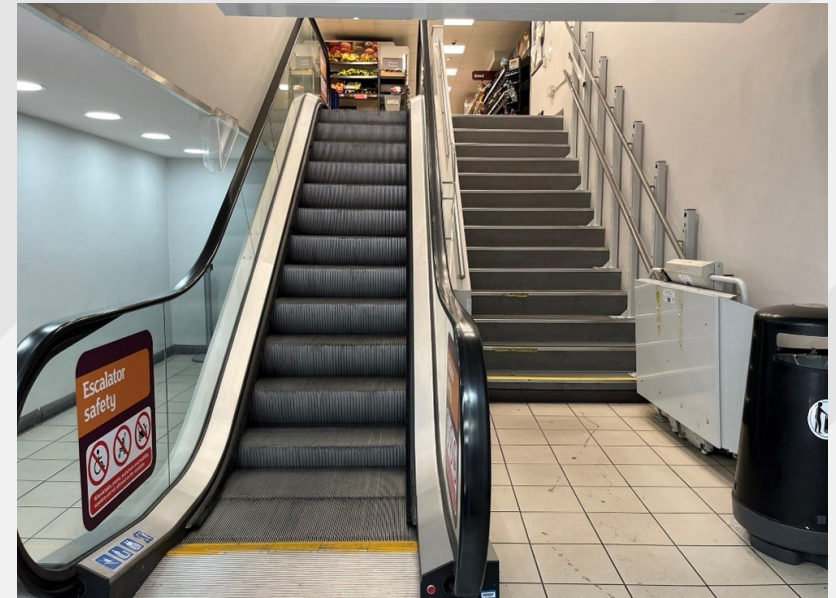
SUMMARY

- Situated within 50m of “The Cross”, Chester’s central convergence point of the main retailing thoroughfares of Eastgate, Northgate, Watergate and Bridge Streets.
- Adjacent occupiers on Watergate Street are Reiss and Costa who have both been in occupation for over 10 years.
- Row level retail unit providing 5,577 sq ft (518.15 sq m)
- Self-contained entrance off Watergate Street
- Planning Use: Class E
- Rear servicing off Goss Street
- Quoting rent: £59,500 per annum exclusive of VAT



SITUATION

The property is situated in the very heart of the historic city of Chester on the northern side of the pedestrianised retail thoroughfare of Watergate Street. The property is situated in close proximity to the main junction off Bridge Street, Northgate Street and Eastgate Street which alongside Watergate Street make up Chester’s prime shopping pitch which congregates at the central point of “The Cross”.





Photographer Smabs Sputzer, "Eastgate Street", 2016, via flickr.com

DESCRIPTION

The premises form part of Chester's famous rows and benefit from a self contained entrance off Watergate Street via an up escalator or stairs with a disabled lift. Unrestricted rear servicing is available off Goss Street and front servicing off Watergate Street via Bridge Street is available up to 10:30am and after 20:00pm.

FUTURE DEVELOPMENT OF UPPER FLOORS

The landlord is awaiting a decision on an application to convert the upper floors to 18 residential apartments.

The general affluence and economic wellbeing of Chester and the wider district area is demonstrated by the following socio-economic statistics:-

- Symbols of Success: 11.3% of the UAP, compared to 9.7% nationally.
- Suburban Comfort: 21% of the UAP, compared to 14.7% nationally.
- Class Groupings: 27.1% of the UAP are Class AB compared to 22.8% nationally
- Economic Activity: 70.4% of the UAP are economically active, compared to 69.9% nationally
- Car Ownership: 67.6% of the Chester UAP own either one or two cars compared to 66.3% nationally

*Urban Area Population (UAP)

Photographer Smabs Sputzer, "Eastgate Street", 2016, via flickr.com



TENURE

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

RENT

£59,500 per annum exclusive of Rates, VAT, Service Charge & all other outgoings.

SERVICE CHARGE

A service charge will be applicable and based on the floor area of the premises.

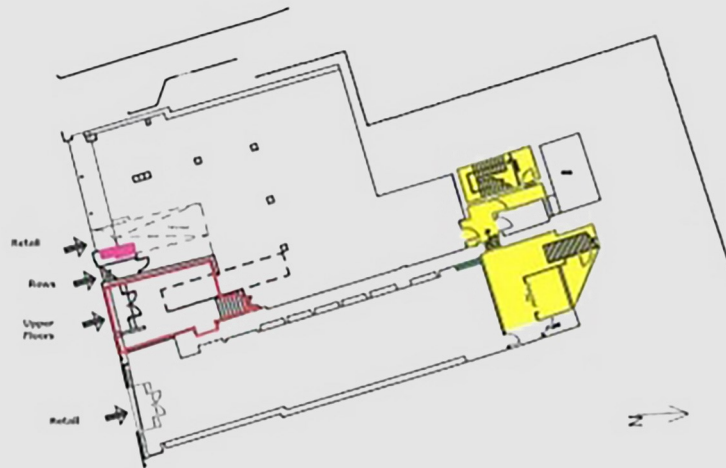
RATES

Rateable Value: £73,500

Interested parties are advised to make their own enquiries with the Local Authority with regard to rates payable.

EPC

B-47



Ground Floor Demise @ 1:500

FLOOR AREAS

The property comprises the following approximate floor areas:

Entrance Lobby	359 SQ FT	33.34 SQ M
Row Level	5,218 SQ FT	484.81 SQ M
TOTAL	5,577 SQ FT	518.15 SQ M

LEGAL COSTS

Each party to be responsible for their own legal costs.

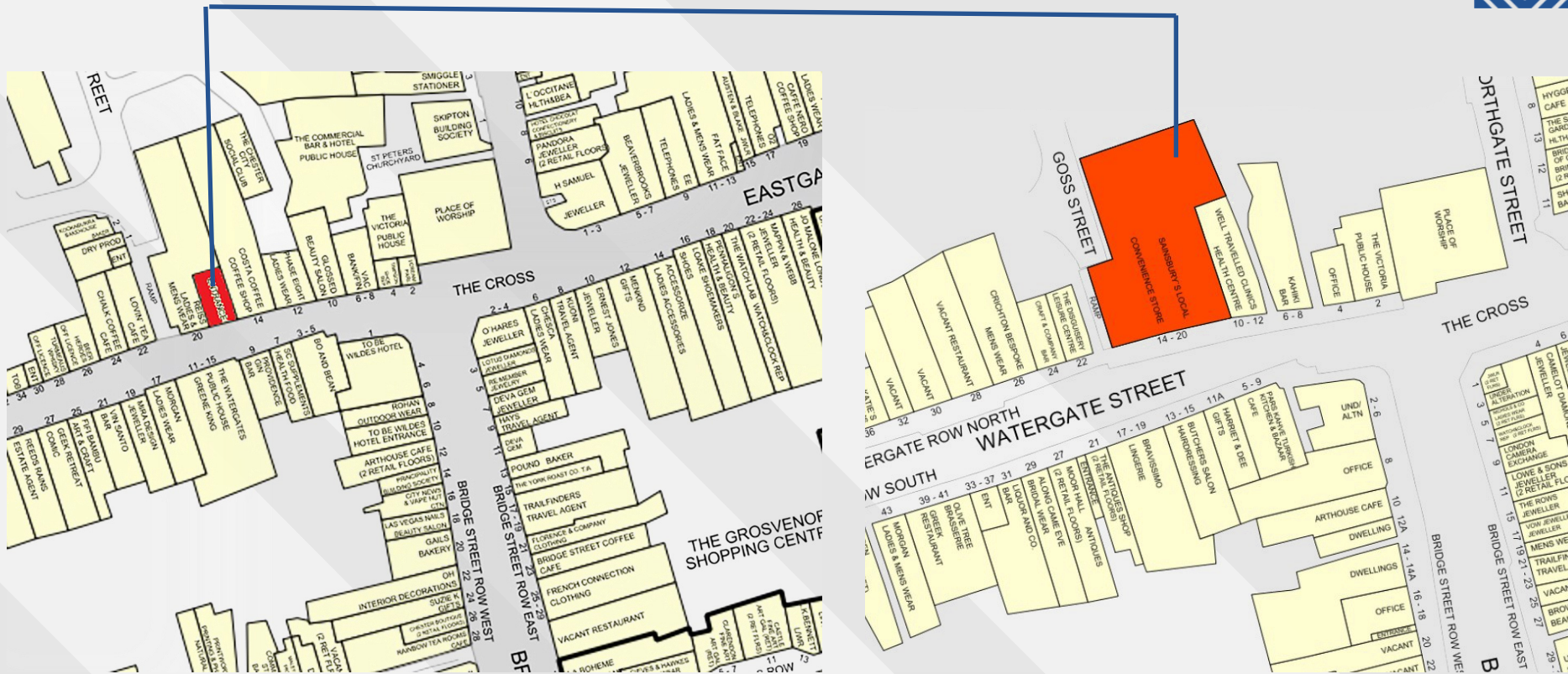
VAT

All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.



Row Level Demise @ 1:500





FOR FURTHER INFORMATION PLEASE CONTACT:

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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. 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 the 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 the relation to this property. Subject to contract September 2024



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