

TO LET

Following Refurbishment

6-8 Watergate Street, Chester CH1 2LA



1,280 sq ft

Sales Area over 2
Trading Floors



£45,000 p/a

Rent



To be re-assessed
Rates



C Rating
EPC

- Historic Central “Rows” Property
- Located in the heart of the historic City of Chester
- Prominent central position immediately opposite the proposed new 5* Wildes Hotel

6-8 Watergate Street, Chester CH1 2LA



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 upper level frontage.

It also abuts a passageway at row level that leads to a rear Courtyard and the Commercial Hotel. This is a busy summer live music events space in the City, to which the unit also has a rear frontage.

Having a double width shop front, the ground floor is arranged with a split level open front sales area leading to two separate rear sales areas.

Following refurbishment works to open up the unit and install a new internal staircase, the unit will benefit from improved sight-lines.

Mindful of possible hospitality uses, provision can also be made for enhanced use of the basement for WC and stores.

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 – GIA

Floor	Sq Ft	Sq M
Ground Floor	795	73.86
Row Level	413	38.37
Basement	420	39.02
TOTAL	1,628	151.24

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, Service Charge and all other outgoings (payable quarterly in advance on the usual quarter days).

Rates

To be re-assessed after sub-division.

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.

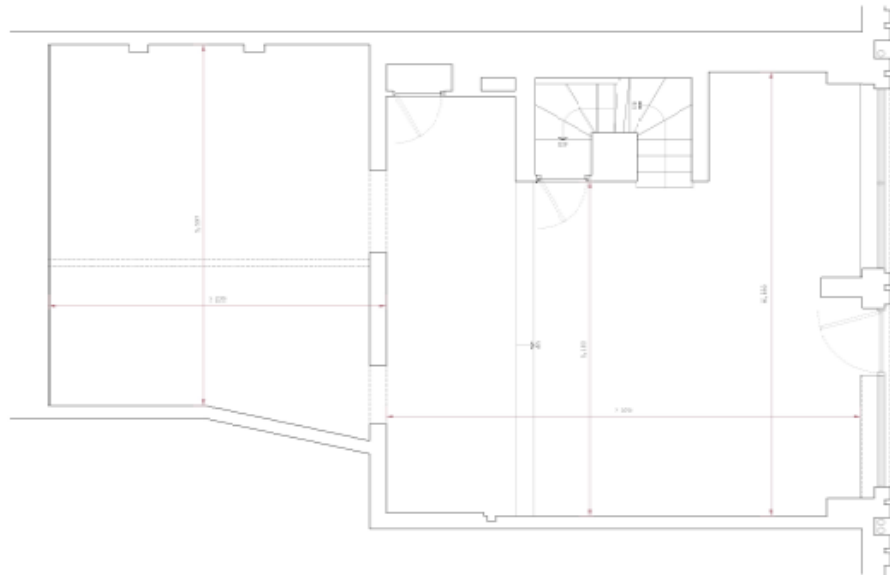
VAT

This property is elected for VAT.

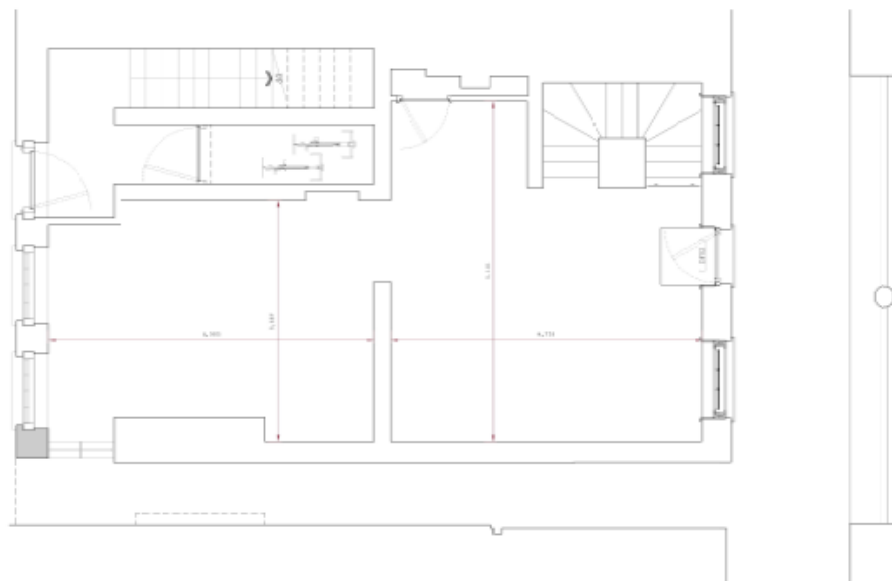


FLOOR PLANS

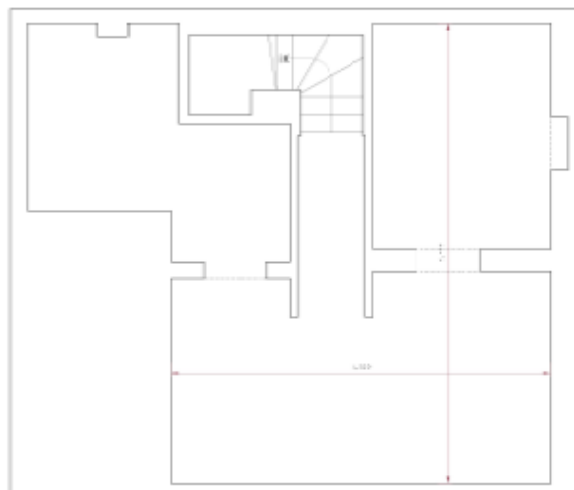
Ground Floor
795 sq ft



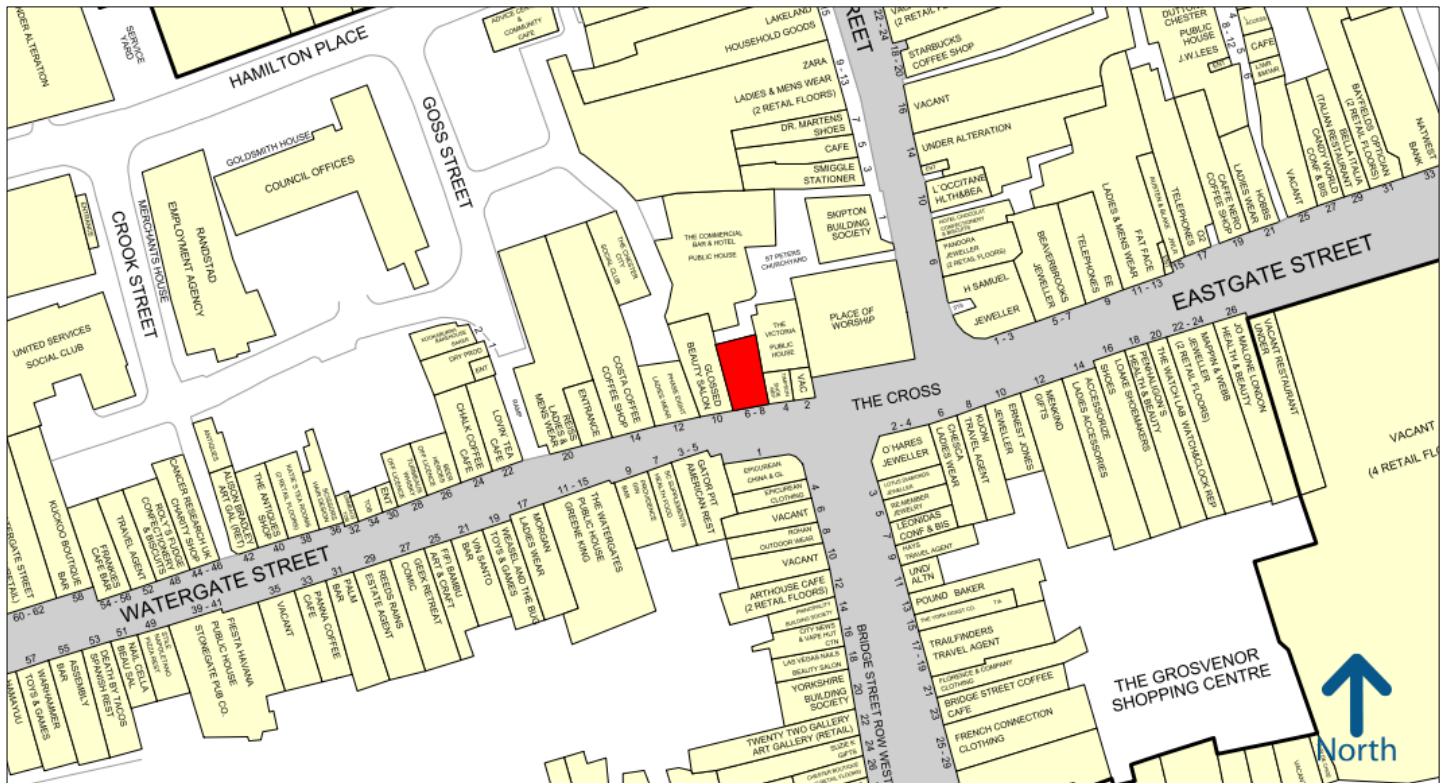
First Floor
(Row Level)
413 sq ft



Basement
420 sq ft



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For further information please contact:



Peter Burke
M: 07798 576790
E: peter.burke@masonowen.com

Or via our Joint Agents:
Tim Kenney
Kenneymoore
M: 07973 666620
E: tim@kenneymoore.co.uk

Energy performance certificate (EPC)		
6-8 Watergate Street CHESTER CH1 2LA	Energy rating C	Valid until: 21 November 2033 Certificate number: 5884-9750-4227-6599-5584
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		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is C.		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

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7th Floor, 20 Chapel Street,
Liverpool, L3 9AG
0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
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