

TO LET



33 St Werburgh Row, Chester, CH1 2DY



709 sq ft

Total Area



£27,500 pax

Rent



£15,250

Rates - RV



TBC

EPC

- Grade II Listed Building
- Due to be refurbished
- Close to Northgate Market development
- Scope to create outside seating area subject to Local Authority approval

LOCATION

Chester is located approximately 190 miles north west of London, 44 miles west of Manchester and approximately 20 miles south of Liverpool

St Werburgh Street is a retail location within Chester City Centre, which runs between the prime retail pitches of Eastgate Street and Northgate Street.

The property sits within an attractive section of St. Werburgh Street which overlooks Chester Cathedral.

33 St Werburgh Row

Chester CH1 2DY



Description

The premises are arranged on ground and mezzanine levels. The landlords are considering removing part of the mezzanine and relocating the stairs to provide a unit which will have full height to the eaves and benefit from natural light from the roof glazing.

Accommodation	Sq Ft	Sq M
33 St Werburgh Row		
Ground Floor	379	35.21
Mezzanine Floor	330	30.66
TOTAL	709	65.87

Tenure

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

Rent

£27,500 per annum exclusive of Rates, Service Charge and all other outgoings.

Rates

Rateable Value: £15,250

Legal costs

Each party to be responsible for their own legal costs.

EPC

Energy Performance Certificates have been commissioned and will be available for inspection shortly.



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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.

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