

FOR SALE

Development Potential

33-49 St Werburgh Row, Chester, CH1 2DY



10,663 sq ft
Approx. Area



Offers over £3M
Price



Various
Rates - RV



TBC
EPC

- Rare Opportunity - Development potential
- Grade II Listed Building
- Close to Northgate Market development
- Scope to create outside seating area

Location

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

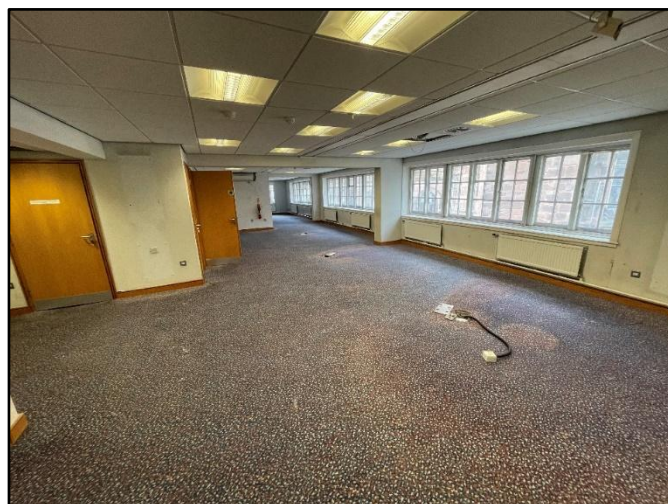
St Werburgh Street is a retail location within Chester City Centre, which runs between the prime retail pitches of Eastgate Street and Northgate Street.

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

33-49 St Werburgh Row Chester CH1 2DY



First Floor Offices



Description

The property is configured over 4 separate units; the former bank takes up the majority of the floor space and 3 separate retail units. The property is a Grade II Listed Building.

The upper floors are currently arranged as offices which have lift access to the first floor.

Accommodation	Sq Ft	Sq M
33 St Werburgh Row		
Ground Floor	379	35.21
First Floor	330	30.66

37/39 St Werburgh Row		
Basement	1,276	118.54
Ground Floor	2,637	244.98
First Floor	2,696	250.46
Second Floor	1,742	161.83

47 St Werburgh Row		
Ground Floor	488	45.34
Basement	441	40.97

49A St Werburgh Row		
Ground Floor	253	23.50
Basement	421	39.11

Tenure

Freehold.

Price

Offers over £3M

EPC

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

Rates

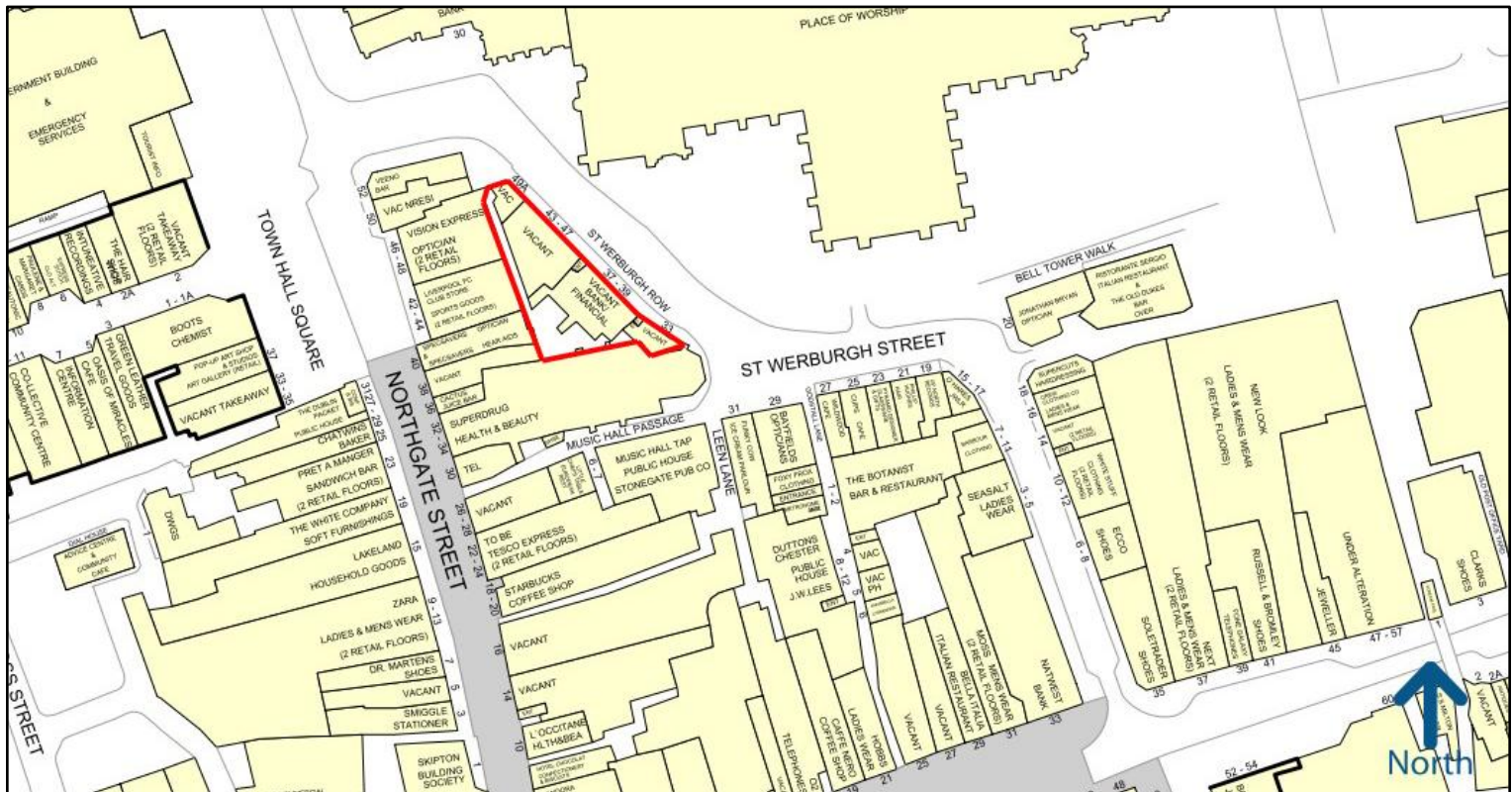
Accommodation	RV April 23 Val to present	RV April 26 Val Onwards
33 St Werburgh Row	£15,250	£14,500
37/39 St Werburgh Row	£74,500	£71,000
47 St Werburgh Row	£19,500	£18,500
49A St Werburgh Row	£9,300	£8,800

Legal costs

Each party to be responsible for their own legal costs.



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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-websites/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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