

TO LET

35-47 St Werburgh Road, Chester CH1 2DY

 **Mason
Owen**
0151 242 3000
www.masonowen.com

TO LET

35-47 St Werburgh Row, Chester CH1 2DY



- Grade II Listed Building
- Due to be refurbished
- Close to Northgate Market Development
- Can be let as a single unit or in two parts
- 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.

Description

Former Halifax Bank, the premises will be stripped back to shell at ground floor and will retain customer stairs and lift linking the ground and first to be used for sales purposes.

The former ATM on the frontage will be replaced and new shop frontage installed.

The premises can be let as a single unit or in two parts according to floor areas provided.



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Accommodation	Sq Ft	Sq M
35/41 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
	8,351	775.81
43-47 St Werburgh Row		
Ground Floor	488	45.34
Basement	441	40.97
	929	86.31
TOTAL AREA	9,280	862.14

Tenure

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

Rent

Accommodation	Rent Per Annum Exclusive
35/41 St Werburgh Row	£150,000
43/47 St Werburgh Row	£32,500

Rent is exclusive of Rates, Service Charge and all other outgoings.

Rates

Accommodation	Rateable Value April 2023 to Present	Rateable Value April 2026 Onwards
35/41 St Werburgh Row	£74,500	£71,000
43/47 St Werburgh Row	£19,500	£18,500

It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

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.

For Further Information Please Contact

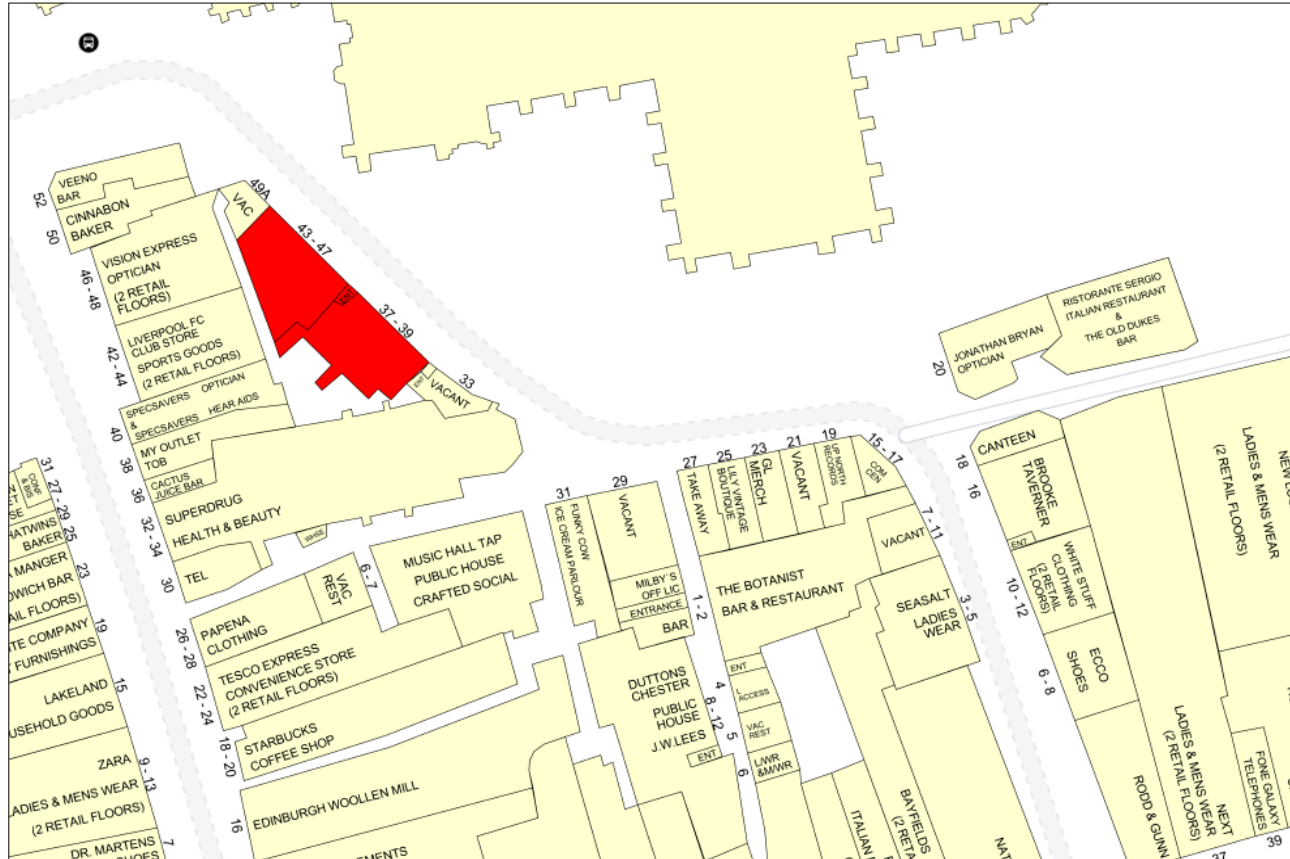
Peter Burke

E: peter.burke@masonowen.com

T: 07798 576790

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7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

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Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

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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