

# TO LET



## 4 Music Hall Passage, Chester, CH1 2EU



**603 sq ft**  
Total Area



**£25,000 pax**  
Rent



**£27,500**  
Rates - RV



**B-50**  
EPC

- Rare Heritage Opportunity in the heart of historic Chester
- Exceptional boutique retail/commercial unit situated in one of Chester's most atmospheric and historic pedestrian thoroughfares.
- This space offers a prestigious address with high visibility to both local residents and the city's thriving tourist trade

# 4 Music Hall Passage Chester CH1 2EU



## Location

The premises occupy a prime position within a charming lane connecting Northgate Street to St Werburgh Street.

Located just steps away from Chester Cathedral, the Music Hall Tap and the vibrant boutique offerings of Northgate Street.

Music Hall Passage offers a unique, intimate shopping experience characteristic of Chester's medieval and Victorian architectural layers.

Benefiting from a fully pedestrianised area, the property enjoys the constant passing trade of people moving between the city's main shopping area and the Cathedral.

## Description

This self-contained ground floor unit features a traditional shop front that blends seamlessly into the city's red sandstone and brickwork aesthetic.

The property is suitable for a variety of uses subject to consent.

## Accommodation

603 sq ft (56.02 sq m)

## Tenure

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

## Rent

£25,000 per annum exclusive of Rates, Service Charge and all other outgoings.

## Rates

Rateable Value April 2026 Onwards: £27,500

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

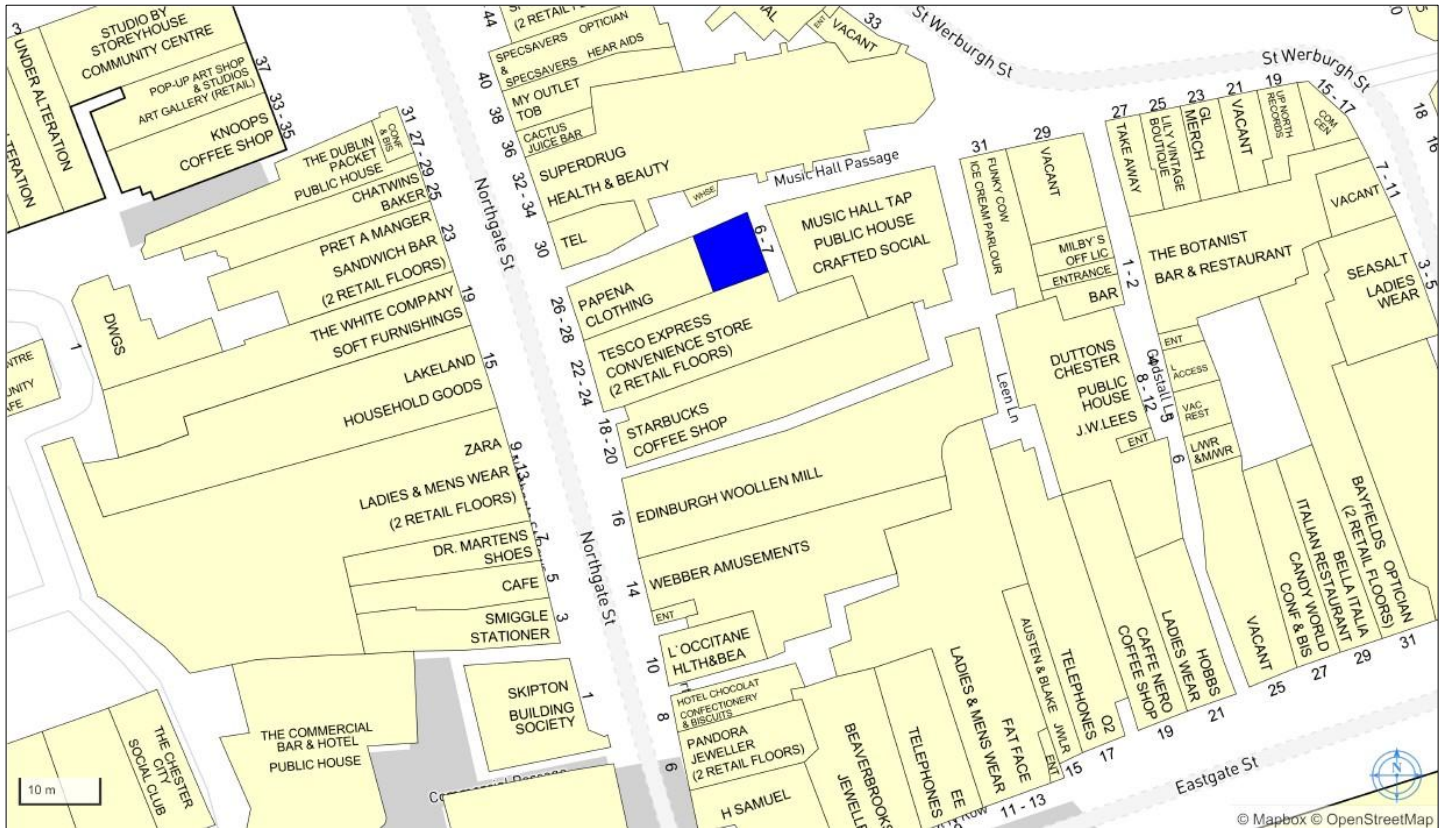
## Legal costs

Each party to be responsible for their own legal costs.

## EPC

B-50.

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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-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](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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