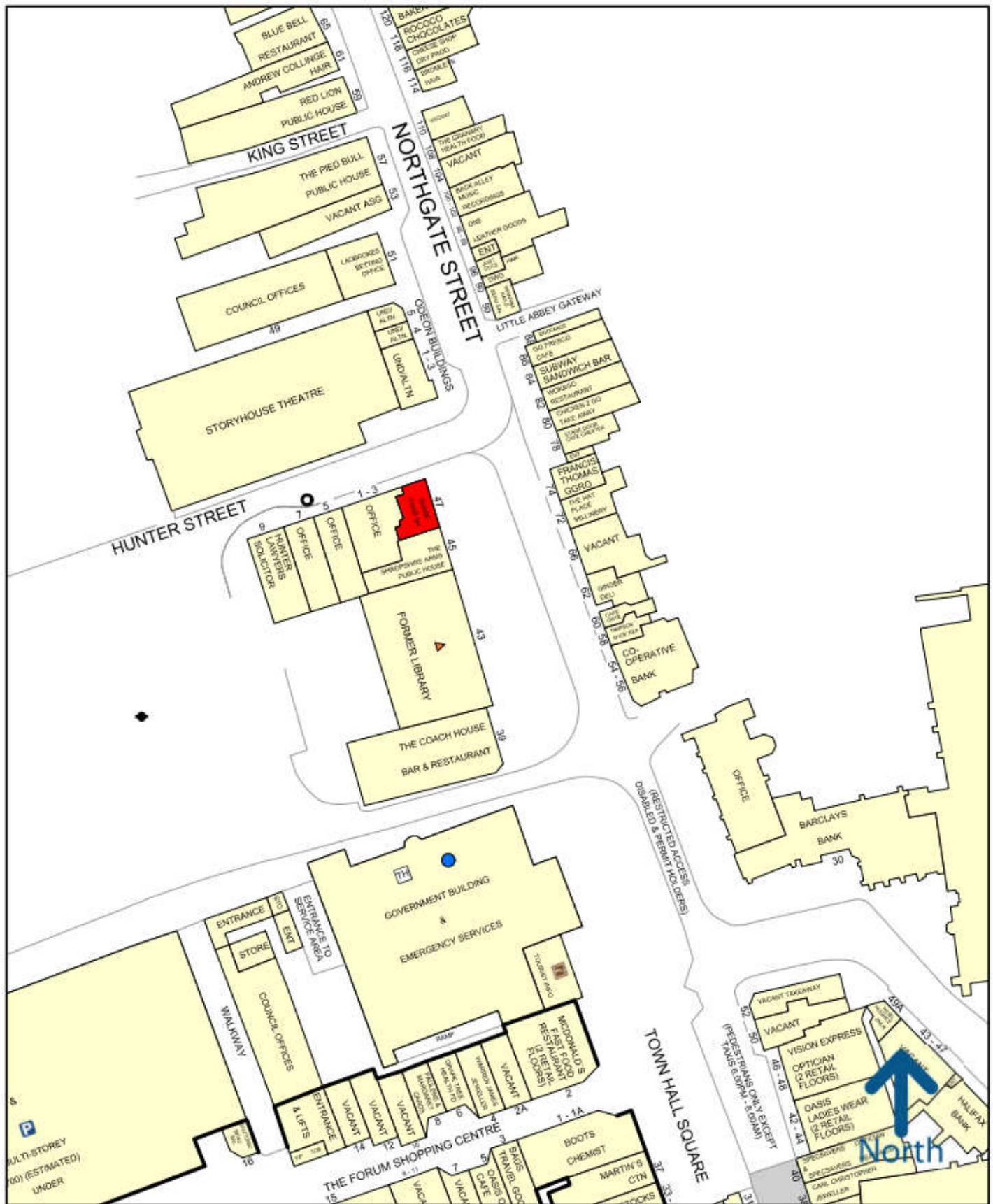


**DIRECTLY FACING 'STORYHOUSE' -
POSSIBLY THE FINEST CORNER A1/A3 UNIT IN CHESTER?
BESPOKE PRE-LET or FREEHOLD FOR SALE**

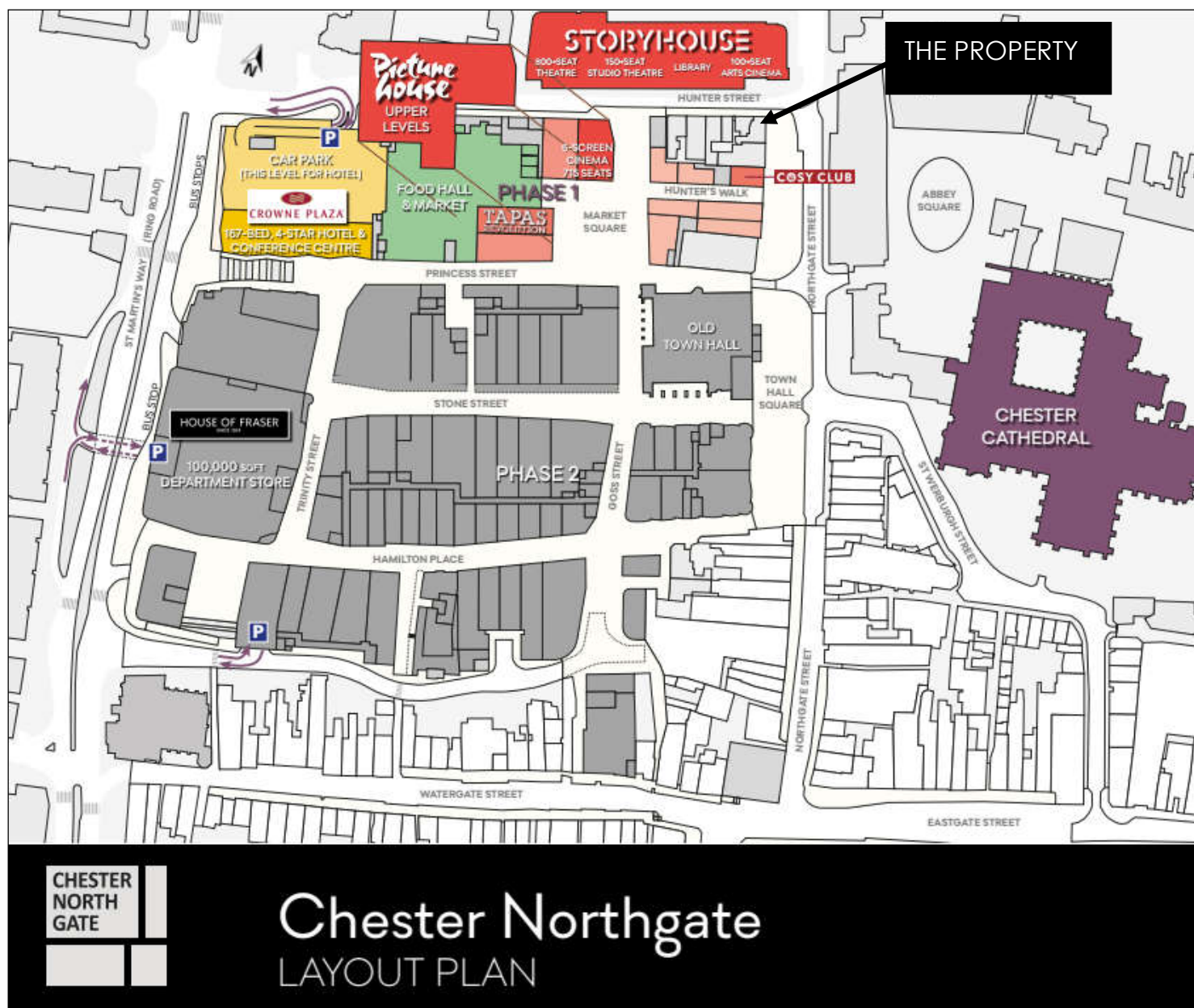


**47 NORTHGATE STREET
CHESTER
CH1 2HQ**



Experiad Goad Plan Created: 17/04/2018
Created By: Kenney Moore

PLAN SHOWING PROPERTY IN RELATION TO THE PROPOSED NORTHGATE SCHEME Phase 1



LOCATION

Directly facing the open Town Hall Square, and looking straight across the road at the brand new £37m 'Storyhouse' Cultural Centre and Library. This property sits in an unrivalled central location in the heart of Chester City.

It is unaffected by any of the Northgate Redevelopment proposals, which (if and when they happen) will serve to further improve this corner, with the relocation of the market and the development of a new multi-screen cinema within 100m of the property (see attached plans).

PROPERTY

The Property comprises a double fronted sale-shop, with a return frontage to Hunter Street. It is presently arranged as a ground floor shop with small basement, and upper floor rooms (currently used as storage). The property has just been the subject of a major external refurbishment with a new roof, gutters and flashings, and complete scheme of external redecoration.

Planning Consent has been secured for A3 use and for a scheme of internal alterations to create a clear open ground floor space, with a large open first floor; enabling retailing or hospitality to use the building to maximum effect over two publically accessible trading floors (with 2nd floor, staff and storage).

Layout plans of the existing building and of the proposed new internal arrangement are attached to these details.

The freeholders are prepared to enter into a pre-letting arrangement, subject to the completion of the internal works, which gives the ingoing tenant a 'say' in the finishes and details. Or would sell the property in its current arrangement and condition.

ACCOMMODATION

On completion of a full refurbishment, the property will comprise a clear ground floor area, with an interconnecting first floor Sales/Restaurant area and a second floor (staff and stores), with basement storage and the ability for AI-fresco trading to the front.

The Gross Internal Areas are anticipated to be approximately:-

Ground floor (Sales)	984 sq ft	91.42 sq m
First floor (Sales)	991 sq ft	92.07 sq m
Second floor (staff and stores)	863 sq ft	80.17 sq m
Basement cellar	175 sq ft	16.25 sq m

(Plus AI-fresco seating area to the front)

PLANNING

The property sits in a Conservation Area, but is NOT Listed. Consent for change of Use and Alterations was obtained in June 2017 (17/01315/FUL).

LEASE

The premises will be available by way of a new Institutional FR&I Lease, for a Term to be agreed, subject to 5 yearly upwards only Rent Reviews.

RENT/ PRICE

Rent: **£65,000 pax** plus VAT, payable quarterly in advance.

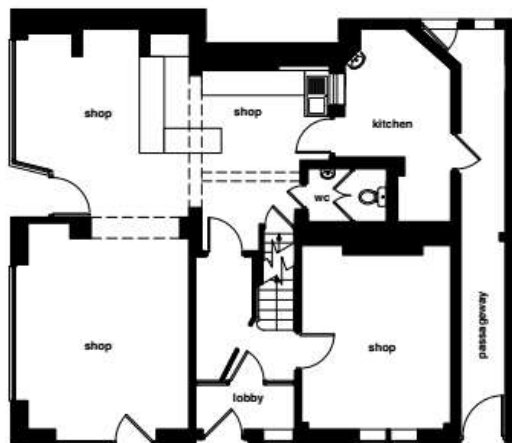
Price: **£800,000** plus vat - freehold

Photos of Fabulous Chester



PLANS

As Existing



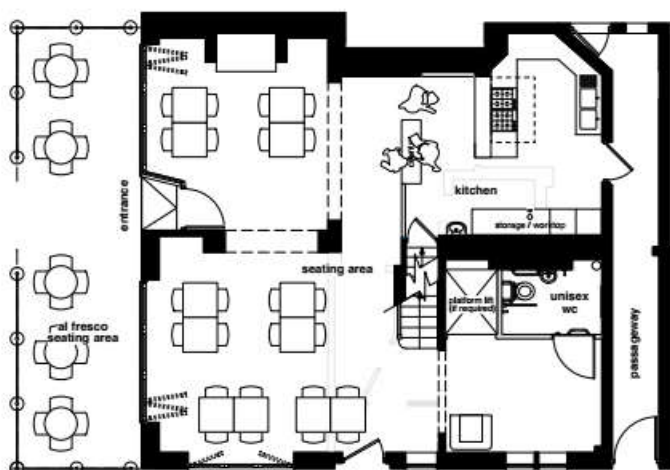
Hunter Street

Ground Floor



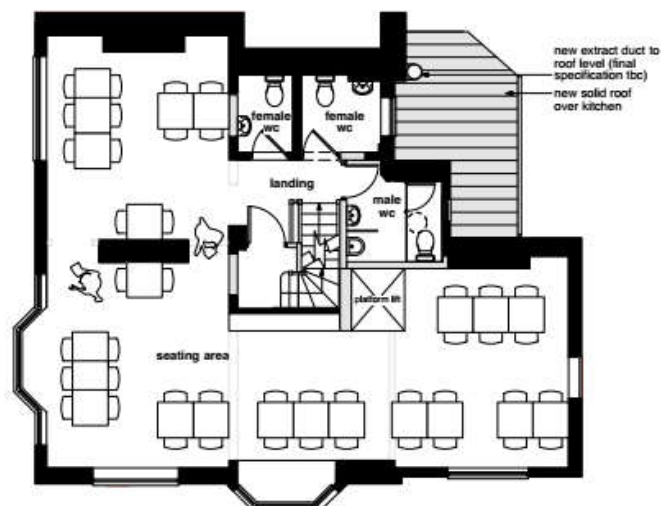
First Floor

As Proposed



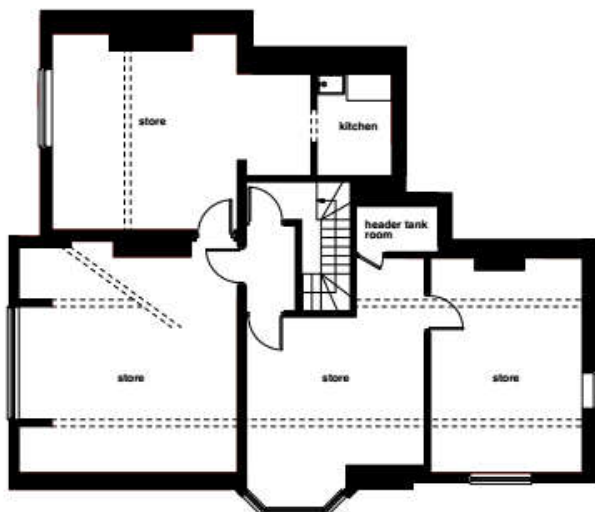
Hunter Street

Ground Floor



First Floor

Existing Second Floor



RATES

To be re-assessed on completion of internal works of amalgamation.

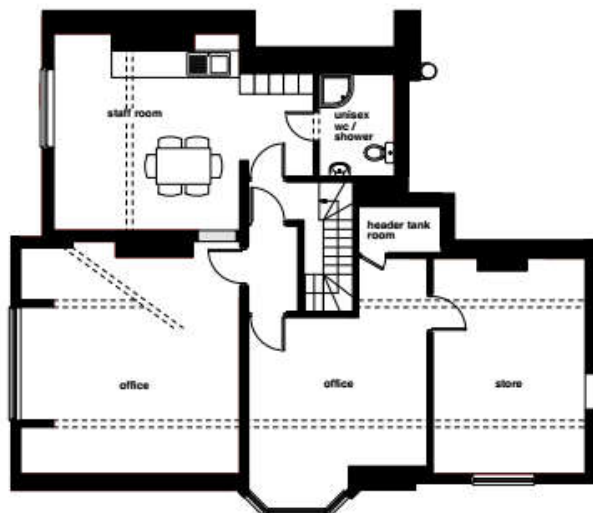
COSTS

Each party to be responsible for their own legal costs.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

Proposed Second Floor



EPC

An EPC will be provided on completion of the refurbishment.

VIEWING

Strictly by appointment through the Sole Agents:-

Tim Kenney

☎ 01244 345600

✉ tim@kenneymoore.co.uk

Subject to Contract

24-07-.2018 (Ver 7)