

PROMINENT RETAIL / F&B UNIT TO LET

5 Northgate Street

Chester, CH1 2HA



Savills Manchester

Belvedere,
12 Booth Street Street
Manchester
M2 4AW
savills.co.uk



Location

Chester is one of the strongest retail destinations in the North West and an important tourist destination that benefits from its historic Roman Origins, creating a unique shopping environment and attracting over 8 million visitors per year.

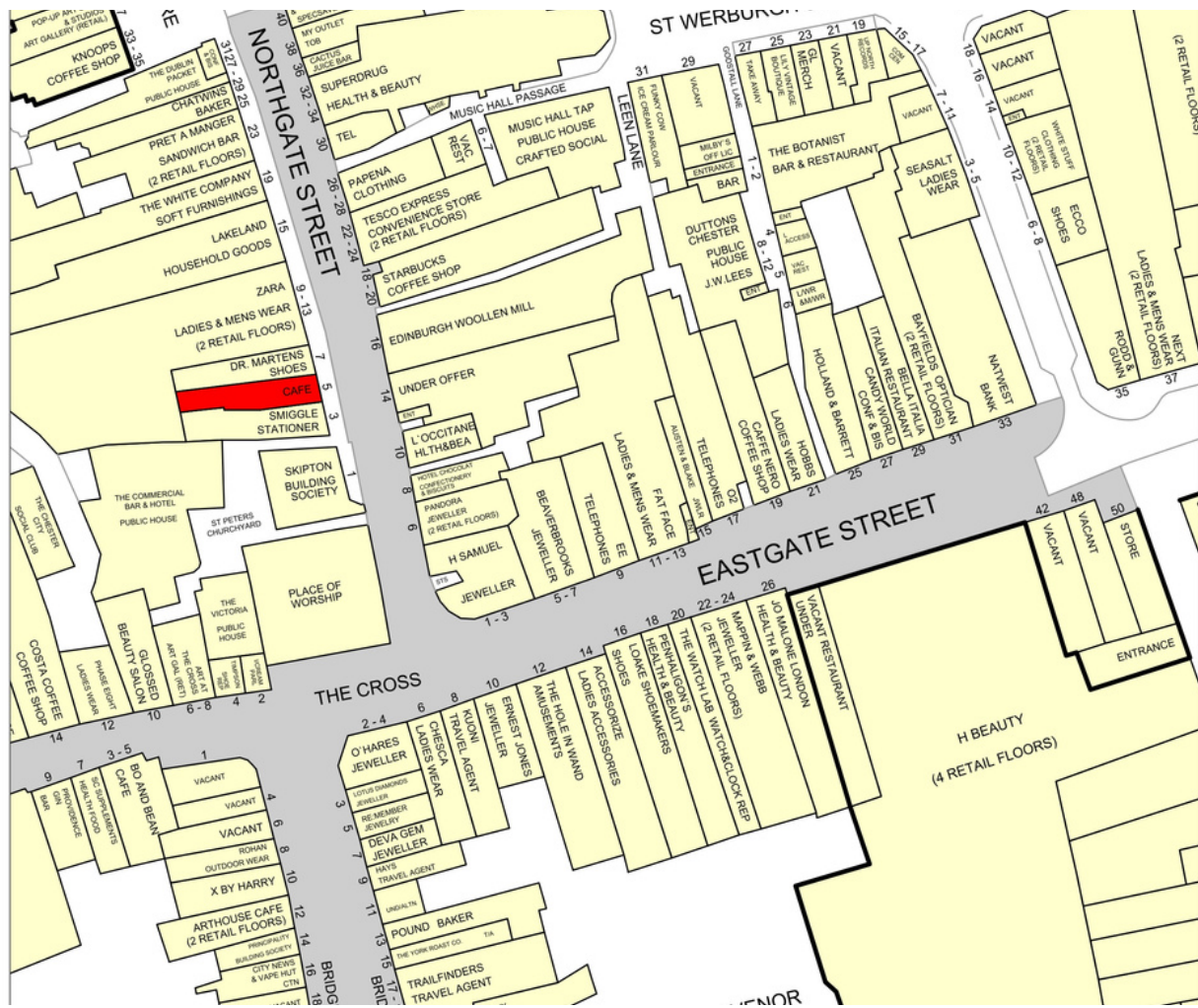
The property is situated in the heart of Chester city centre on pedestrianised Northgate Street, connecting Eastgate Street / The Grosvenor Centre to the new Chester Northgate Development.

The premises adjoin **Dr Martens** and **Zara**, and are surrounded by a variety of established retail and F&B operators including **L'Occitane**, **Hotel Chocolat**, **Lakeland**, **The White Company**, **Pandora**, **H Samuel**, **Tesco Express**, **Starbucks** and **Pret**. Additionally, **H Beauty** have taken 24,000 sq ft within the former Browns of Chester on Eastgate Street.

Accommodation

The property is arranged over ground floor, first floor and basement, benefitting from an open layout with an excellent fit out including kitchen, HVAC, and WC's.

Ground Floor:	707 sq ft	65.68 sq m
First Floor Sales:	744 sq ft	69.12 sq m
Basement Anc:	388 sq ft	36.05 sq m



Viewing & further information

Strictly by prior arrangement only with:

Jack Wagland

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Jonathan Netley

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Rent

Upon application.

Tenure

A new lease will be available for a term to be agreed, subject to five yearly upwards only rent reviews.

Rates

Rateable Value (2024/25)	£28,500
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UBR:	£0.499
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Rates Payable:	£14,222
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Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief applies.

Use

The premises are suitable for a variety of commercial uses subject to attaining relevant planning permissions.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



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