

FOR SALE

**A SUBSTANTIAL
CITY CENTRE
OFFICE BUILDING
WITH PARKING**

**1 Stanley Street, Chester
CH1 2LR**

 **MOFFATT
SCOTT**

 **Bolton
Birch**



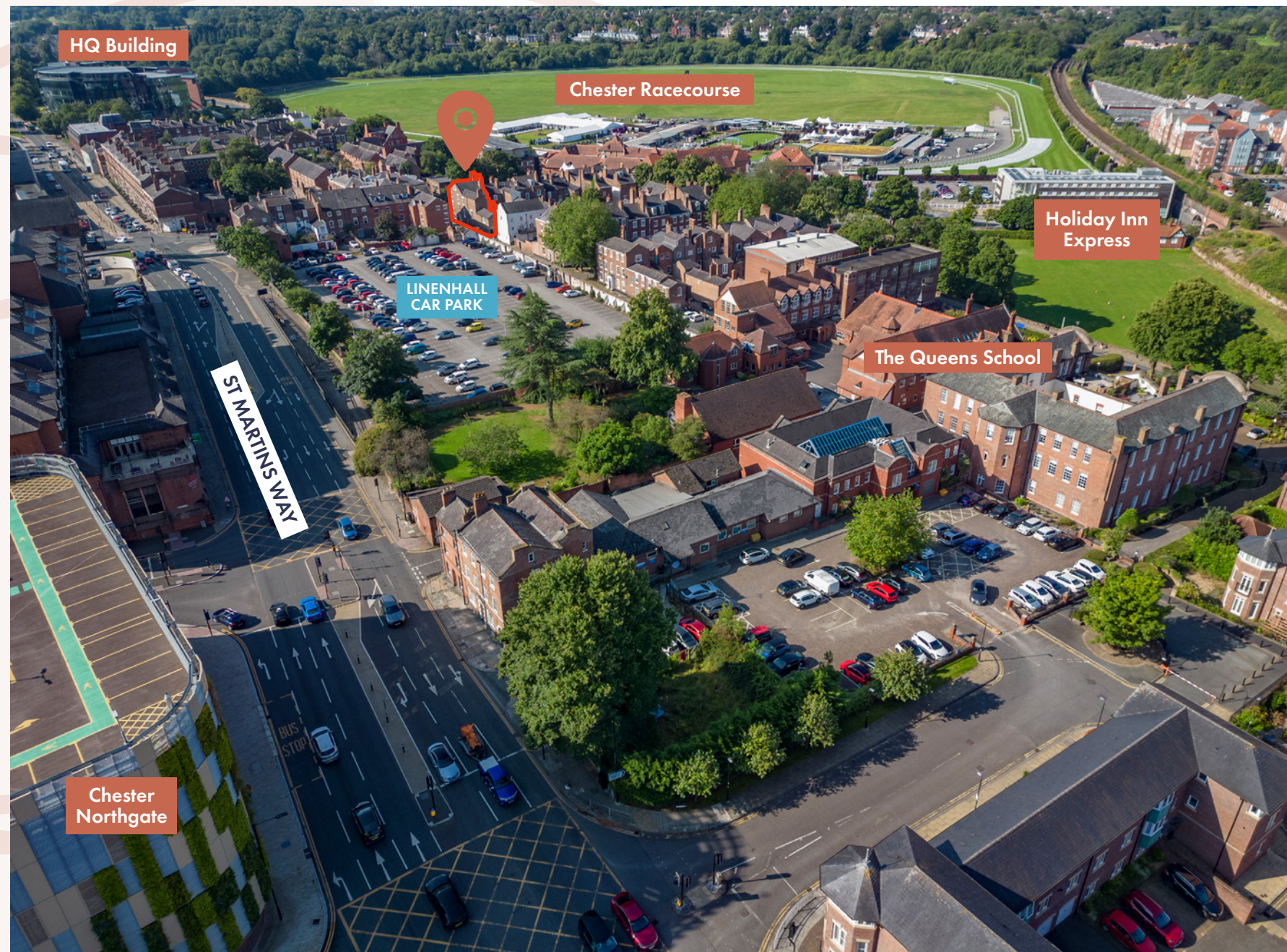
A SUBSTANTIAL CITY CENTRE OFFICE BUILDING WITH PARKING, INSIDE THE CITY WALLS.

3,316 sqft (308 sq m)
plus basement

Suitable for owner occupation,
investment or development
(subject to planning)

PRICE

We are instructed to seek offers
in excess of £650,000
subject to contract plus VAT.



CHESTER

The attractive and historic city of Chester is one of the most recognised and visited tourist and retailing centres in the UK. Chester is located at the heart of the county of Cheshire approximately 35 miles southwest of Manchester and 20 miles south of Liverpool. The city has a catchment population of 700,000 within a 30 minute drive time and is the principal economic centre for the county.

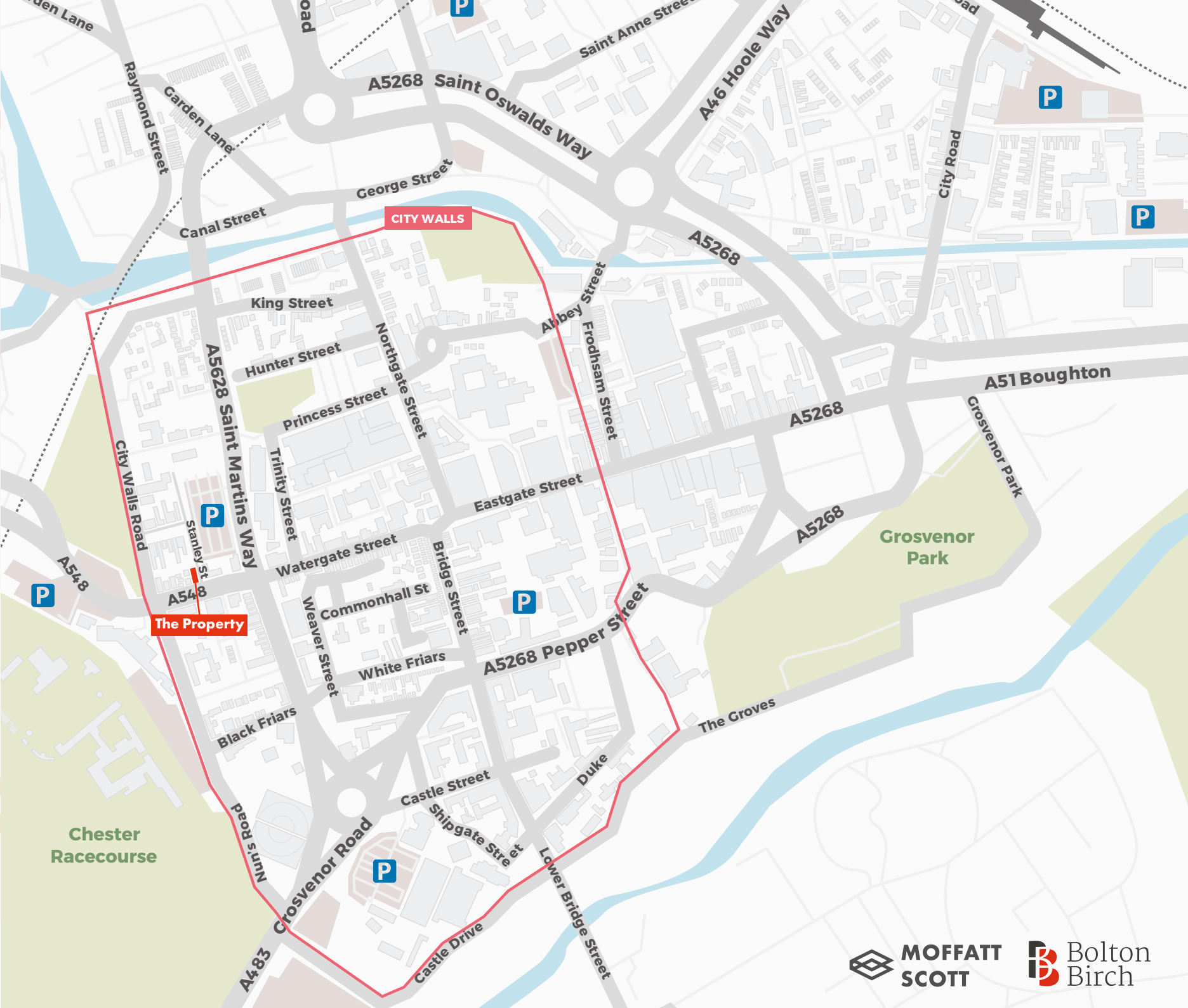
Famed for its well preserved Roman remains, including the encircling city walls, Chester attracts over eight million visitors a year and is home to one of the top ten UK visitor attractions, Chester Zoo. Tourism and the strong retailing centre attract over £1.8bn of revenue to the borough each year.

Chester's strong visitor economy and affluent resident population (25.9% Social Grade A/B Affluent Shoppers) has led to significant recent and ongoing investment. The £37M Storyhouse arts centre opened in 2017 with an 800 seat theatre, boutique cinema and the city's main library. The first phase of the Chester Northgate development opened in 2022. This £72M scheme includes a cinema, market, restaurants, offices and an 800 space multi storey car park. The second phase of Northgate is being brought forward VINCI UK and ION Developments and will see over 400 new homes together with a variety of other uses on a 5 acre site in the heart of the city centre.



LOCATION

1 Stanley Street is located in a very prominent position on the corner of Lower Watergate Street and Stanley Street in the heart of Chester City Centre. It is within very easy walking distance of all the city centre shops, bars, restaurants and other amenities. Whilst the property has its own private car parking extensive additional parking is available in the Linenhall Stables Car Park opposite.



DESCRIPTION

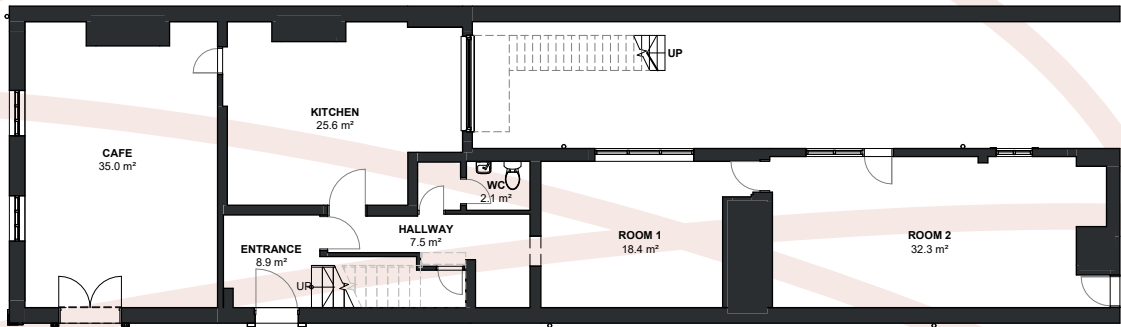
The property is an impressive Grade II Listed corner building of traditional brick construction under a pitched slate roof. The main section of the building is arranged over three storeys with a two-storey extension and comprises a ground floor cafe and ancillary accommodation with independently accessed offices above plus attic and basement. The office accommodation is fitted out to a high standard and comprises a mixture of suites and meeting rooms together with kitchen and toilet facilities. Large timber-sashed windows providing excellent levels of natural lighting.

ACCOMMODATION

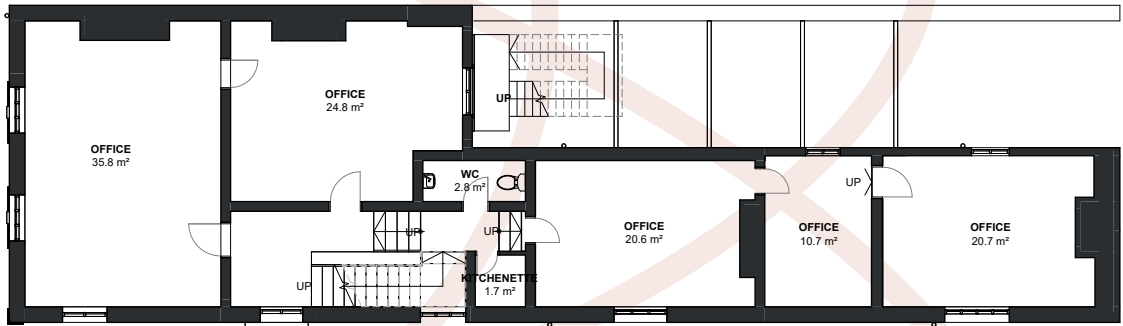
The property has the following approximate Net Internal Areas and dimensions:

Ground Floor	1,198 sq ft	111.3 sq m
First Floor	1,230 sq ft	114.3 sq m
Second Floor	888 sq ft	82.5 sq m
Total	3,316 sq ft	308.1 sq m
Plus Basement	652 sqft	60.6 sq m

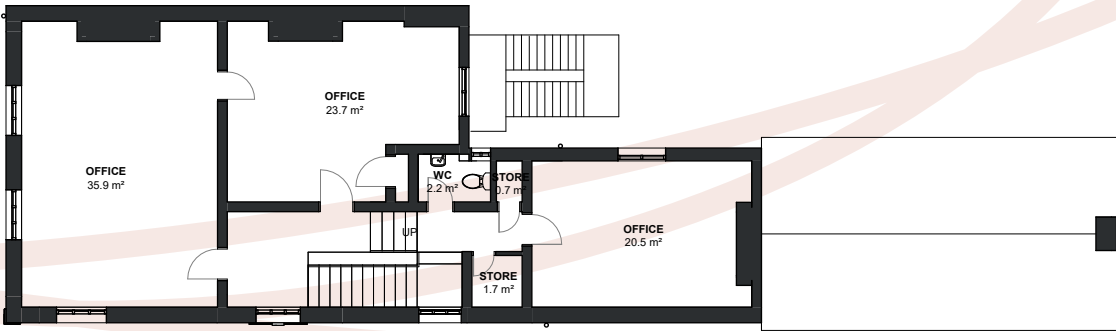
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



PARKING

The property has external space to the rear and side providing car parking for up to 4 vehicles.

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TENURE

The freehold interest is offered for sale with vacant possession of the offices.

The ground floor cafe is let for 1 year from 18th April 2026 at £5,100 pa (plus VAT). The lease is outside the Landlord & Tenant Act and can be terminated by either party on three month's notice giving full vacant possession if required.

The tenant has been in occupation for several years and this new lease formalises a historic concessionary arrangement. We believe the true rental value is well in excess of the passing rent.

PLANNING

Subject to the necessary planning consent the property may have potential for other uses including residential.

Planning was granted in November 2022 to improve the ground floor accommodation through "Demolition of rear escape stairs and addition of 3x new window openings on eastern side elevation, 4x replacement windows to include blocking up door opening on western side elevation and 1x replacement window with alterations to window opening and replacement door to rear elevation." Full information can be found on the CWAC planning portal under reference 22/02108/LBC.

Proposed East Side Elevation



3x new openings to be formed at ground level with timber heritage double-glazed sash windows (from Timber Windows' listed building range or equal/approved). Window Colour: White

The proposed windows are to be accompanied by stone sills to be painted to match the existing sills/heads throughout the South & East Elevations.

Proposed West Side Elevation



Replace existing single-glazed steel window with aluminium heritage double-glazed sash window (from Duration Windows' heritage range or equal/approved). Colour White.

Existing stone window surround to be retained.

Replace existing single-glazed steel window with aluminium heritage double-glazed casement window (from Duration Windows' heritage range or equal/approved). Colour White.

Existing deteriorated timber lintel to be replaced with stone lintel to be painted to match existing stone sills/heads on other elevations.

Block up the existing door opening and replace existing single-glazed steel window & door with aluminium heritage double-glazed casement window (from Duration Windows' heritage range or equal/approved). Colour White.

Existing deteriorated timber lintel to be replaced with stone lintel to be painted to match existing stone sills/heads on other elevations.

Replace existing single-glazed steel window with aluminium heritage double-glazed sash window (from Duration Windows' heritage range or equal/approved). Colour White.

Existing stone head to be retained.

BUSINESS RATES

The demises within the property are separately assessed for business rate purposes with rateable values from 1st April 2026 as follows;

Ground floor cafe and storage	£17,250
First floor front offices	£7,200
First floor rear offices	£6,700
Second floor offices	£7,300

EPC

The property has an EPC rating of B(50).

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT is payable.

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in excess of £650,000
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PLANS/ PHOTOGRAPHS

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CONTACT

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