

PROVISIONAL DETAILS - AVAILABLE LATE SUMMER 2021
(following refurbishment)

DIRECTLY FACING 'STORYHOUSE'
POSSIBLY THE FINEST CORNER UNIT IN CHESTER?



47 NORTHGATE STREET
CHESTER
CH1 2HQ

THE PROPERTY IN RELATION TO THE PROPOSED NORTHGATE SCHEME (Phase 1)

The property sits on the North East corner of the area known as Northgate Phase 1. It is unaffected by the Development.

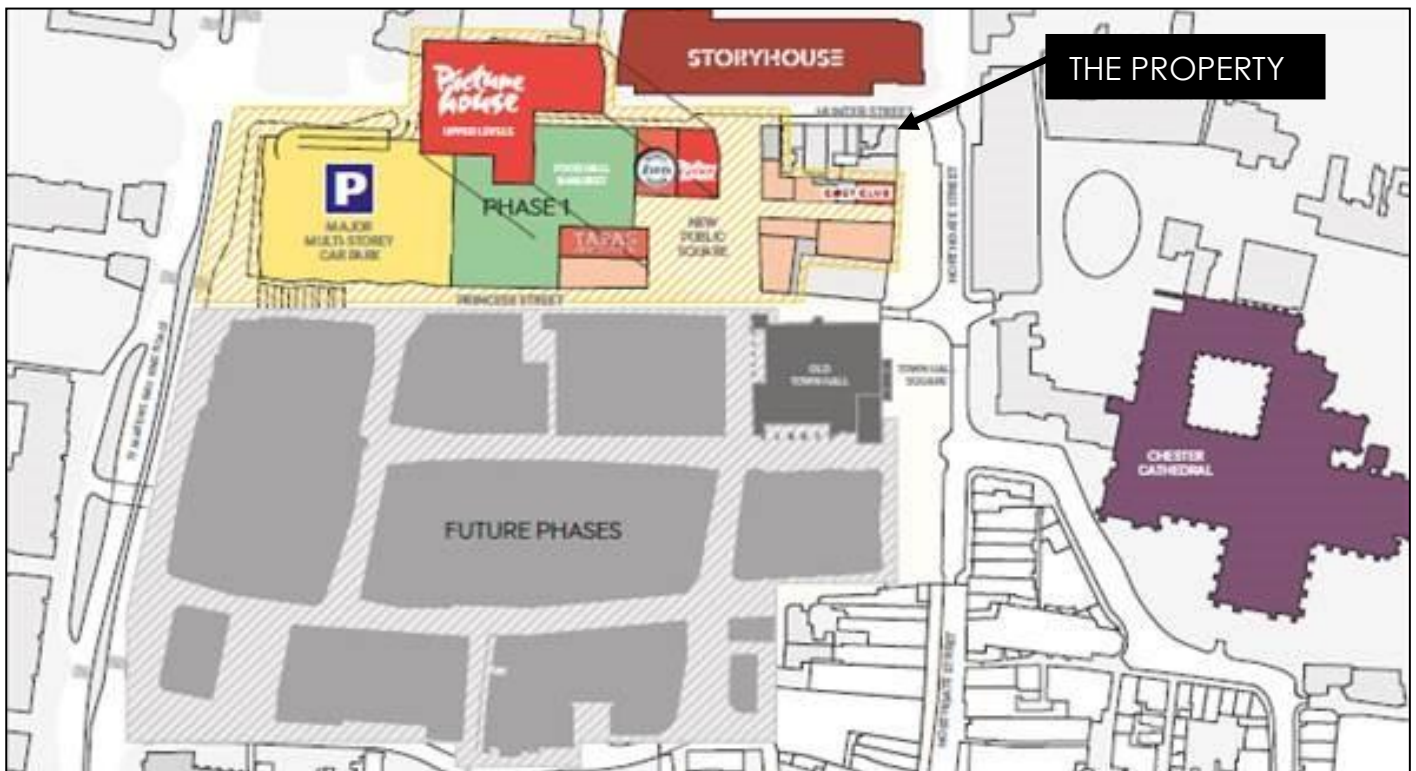
This major urban regeneration is being developed by Cheshire West and Chester Council who are in the process of pressing forward with 'Phase 1', on a site within their ownership and for which they have outline planning consent.

Phase 1 is now currently proposed to consist of:

- A brand new multi-story car park (800 cars)
- A new World-Class market
- A new multi-screen cinema
- An open performance/square area
- A small number of new shops/restaurants
- All on a 2.7 acre site

Phase 1 is scheduled to start on site 2019, completion 2021

Phase II is a much larger and more comprehensively integrated, probably residential lead scheme, which will be brought forward over the next few years.



LOCATION

Directly facing the open Town Hall Square, and looking directly at the 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 the Northgate Project Redevelopment proposals, which will serve to further improve this corner. On Completion this will deliver a relocation of the market, a new multi-screen cinema, a new open secure public square, and few retail/commercial units - all within 100m of the property (see attached plans).

PROPERTY

The Property comprises a double fronted sale-shop, with a return frontage to Hunter Street.

The property is shortly to be refurbished to provide 4 separately accessed apartments on the first and second floors, which will leave this corner property available to let as lock up shop unit.

ACCOMMODATION

On completion of internal alterations, the property will comprise a largely clear ground floor area, 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)	850 sq ft	78.95 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.

It has consent for A3/A1 use (now Class E under new regulations).

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

Rent: **On Application.**

RATES

To be re-assessed upon occupation and conversion.

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.

EPC

An updated EPC will be provided on completion of the works.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed.

The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

Strictly by appointment through the Sole Agents:-

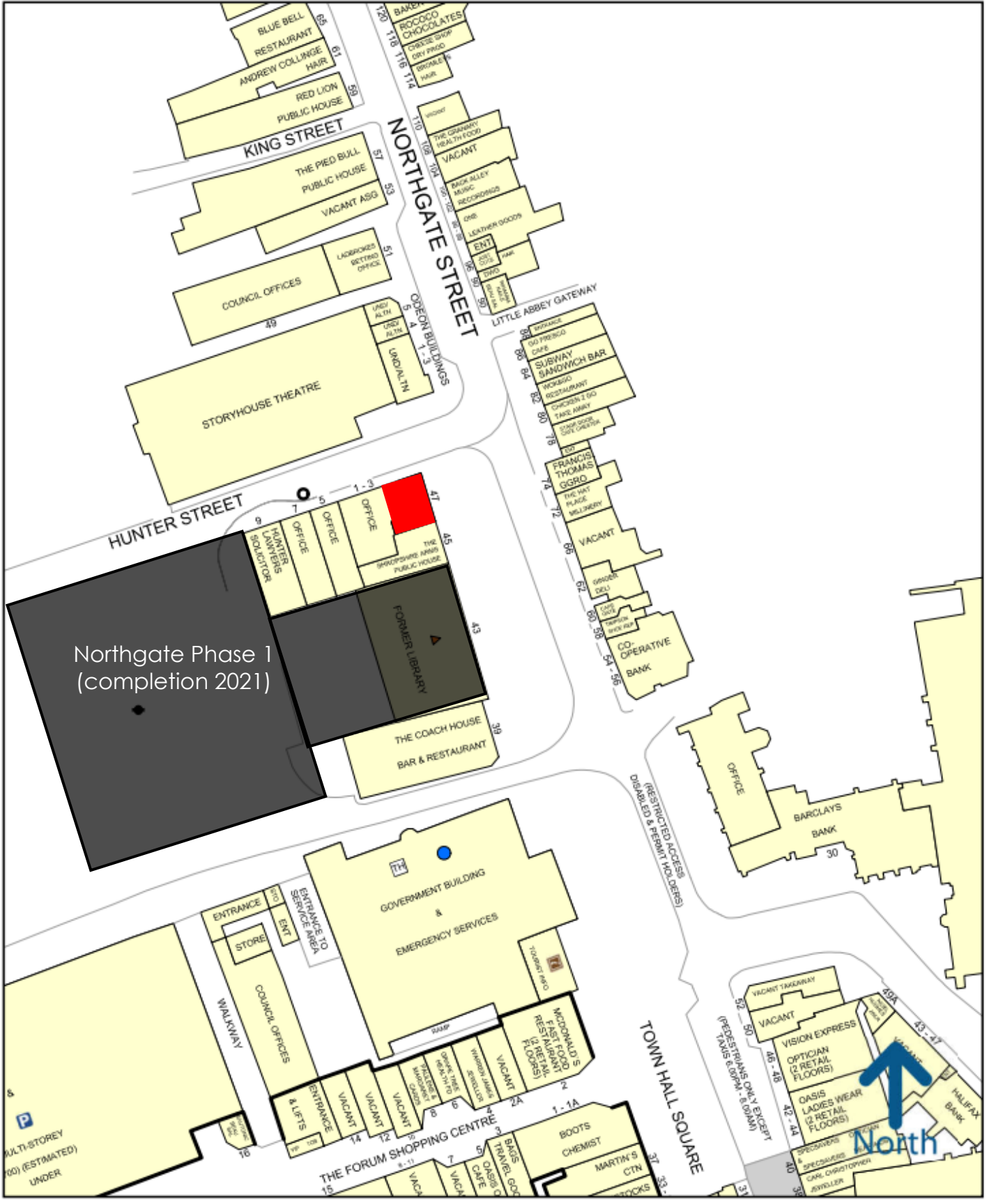
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Subject to Contract

31.03.2021 (V3)



Northgate Phase 1
(completion 2021)

50 metres

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