

TO LET

60-62 WATERGATE STREET, CHESTER, CH1 2LA



LOCATION

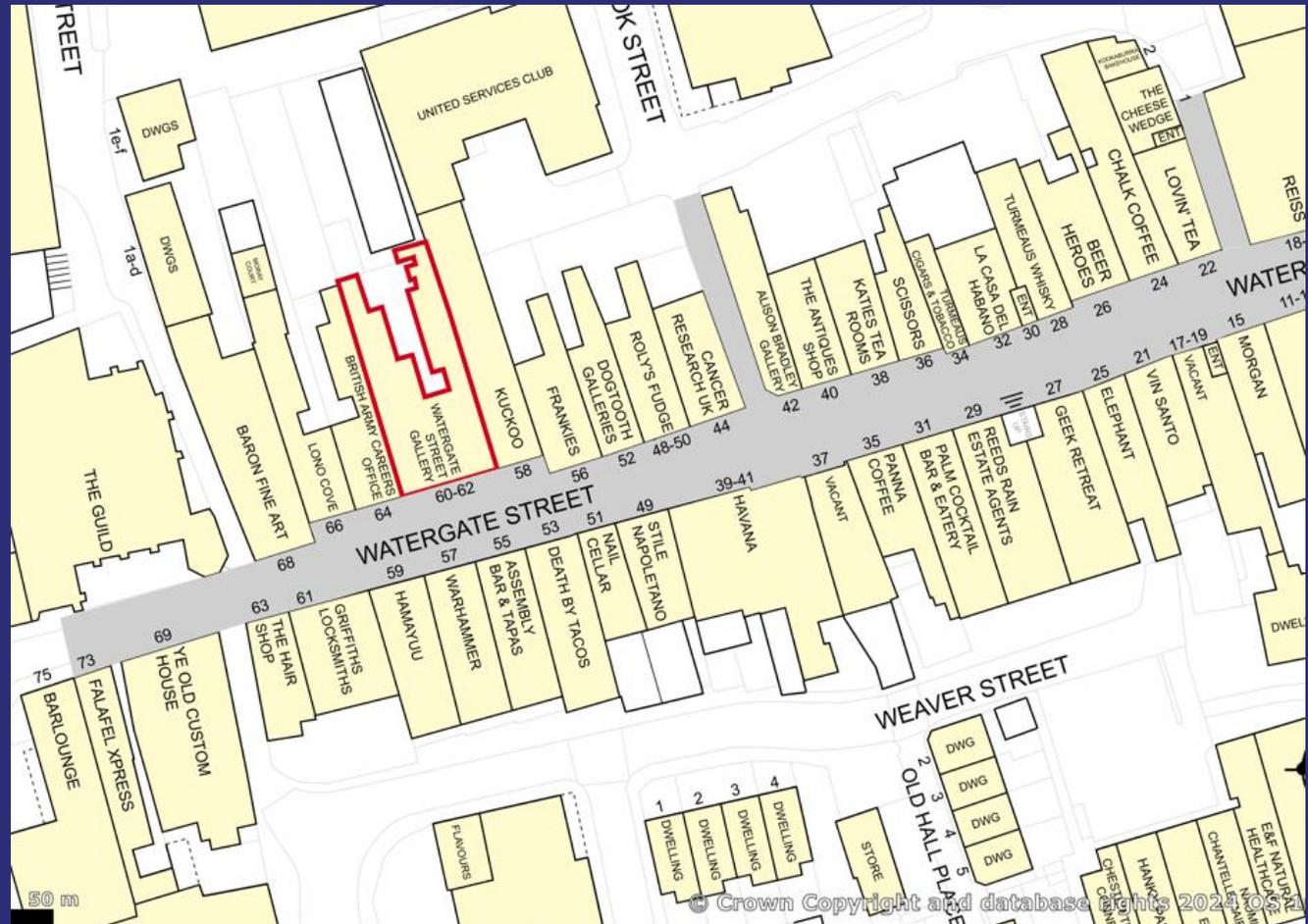
The premises are prominently situated on the northerly side of Watergate Street, a busy and thriving area of the city centre, hosting a range of independent retailers and food & beverage (F&B) outlets. The street connects The Cross, with the inner ring road at Nicholas Street, and forms part of a busy thoroughfare to and from the city centre, also leading to the Racecourse.

Chester is a highly regarded heritage centre, with a unique range of city centre buildings and benefitting from a strong catchment and significant influx of tourists. The premises are within a short distance of the Northgate development and there are a number of car parks available in the immediate vicinity.

Nearby F&B operators include Bar Lounge, Upstairs at the Grill and The Guildhall, together with a number of other smaller restaurants and independent retailers.

The exact location of the property is shown on the attached location plan.

- **Good sized double unit with upper ground floor & basement accommodation**
- **Provide total floor area of 220.9 sq m (2384 sq ft) approx**
- **Attractive showroom space with ancillary and available as a whole/may split**
- **Immediately available on new lease**
- **Suit retail or F&B operation**
- **Rental £45,000 pax**





60 Watergate Street



62 Watergate Street



62 Watergate Street

DESCRIPTION

The property comprises a Grade II Listed terrace building with attractive frontage, providing raised ground floor sales, together with basement accommodation and suitable for further remodelling if required, subject to consent. The units are interconnecting at the raised ground floor level and have been occupied as a retail showroom for a number of years. The property includes ancillary and storage accommodation to the rear of the raised ground floor area, and at 62 Watergate Street, the basement area has been incorporated by way of an internal staircase to provide a further retail showroom area.

The property has potential for a range of commercial uses.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq m	Sq ft
60 Watergate Street		
Front sales	23.7	258
Rear sales (interconnecting)	14.03	151
Display in passage	2.9	32
Further rear sales	15.9	172
Store	9.9	107
Store	10.4	112
Cellar	42	452
Total	118.8	1284
62 Watergate Street		
Front sales	16.7	180
Rear sales	14.4	155
Further showroom	8.3	89
Kitchenette	1.8	20
Further showroom	16.5	178
Cellar showroom	44.4	478
Total	102.1	1100

ASKING RENTAL

£45,000 pax as a whole

Rentals for each individual unit on application, as a guide rental:-

60 Watergate – £20,000 pax

62 Watergate – £26,500 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The premises are available as a whole on a new tenant repairing and insuring lease on full terms and conditions to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £20,500.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is D – 86.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let 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.

PLANS/PHOTOGRAPHS

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

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Justin Rice Jones

justin.rice-jones@bacommercial.com **07768 607272**



Griff Lush

griff.lush@bacommercial.com **07793 036585**

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SUBJECT TO CONTRACT



Chester Office: 2 Friarsgate, Grosvenor Street,
Chester, CH1 1XG Tel: 01244 351212

North Wales Office: Hanover House,
The Roe, St Asaph, LL17 0LT
Tel: 01745 330077

Nantwich Office: Frederick House
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ
Tel: 01270 440014

www.bacommercial.com