

**TO LET**

**21 ST WERBURGH STREET  
CHESTER, CH1 2DY**



**BA Commercial**  
Chartered Surveyors  
**01244 351212**

**Connecting spaces,  
people and ambition**

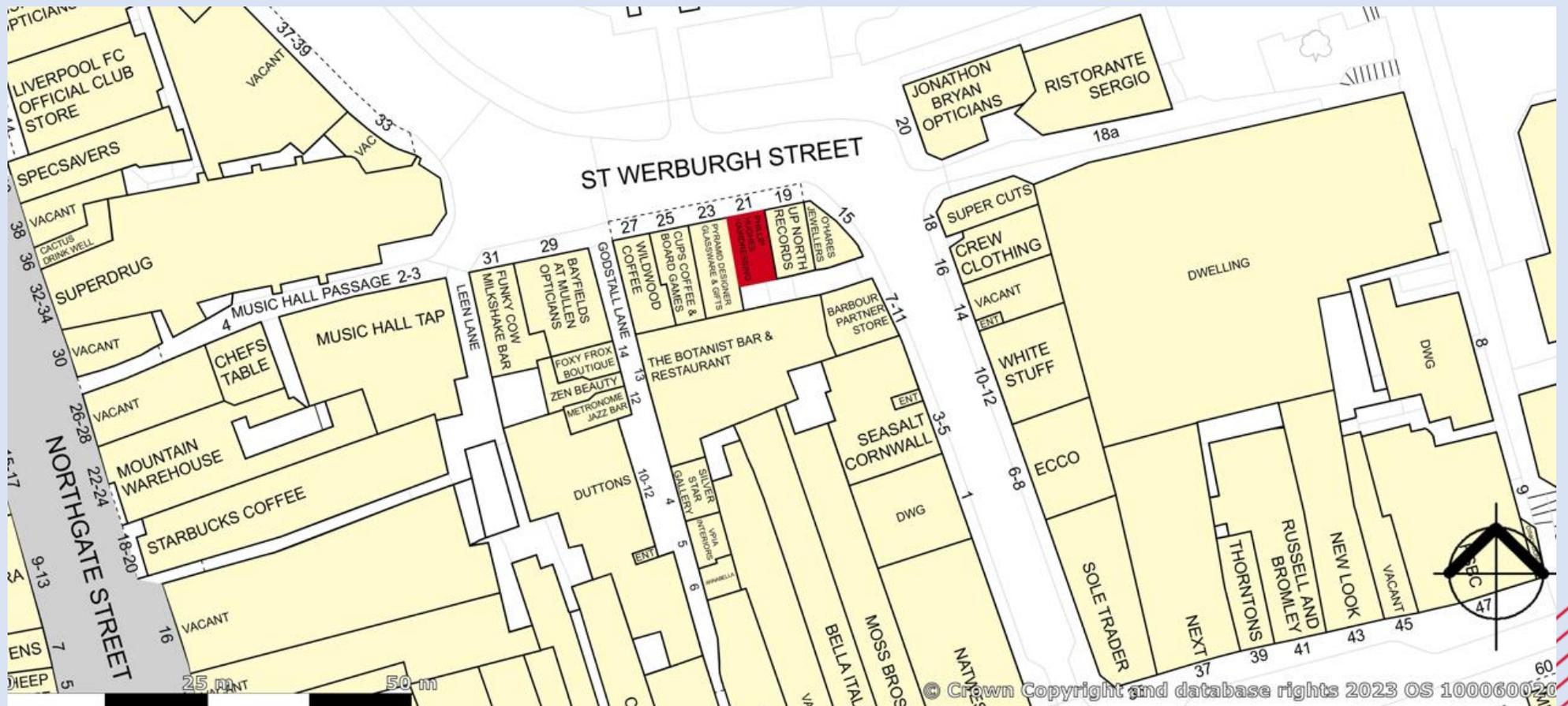
## LOCATION

The property is located in a prominent position on St Werburgh Street, directly opposite Chester Cathedral. St Werburgh Street is a busy thoroughfare for tourists travelling from Northgate Street and the Town Hall, through to the prime retailing pitch of Eastgate Street.

There are a number of multiple retailers close by including White Stuff, Sea Salt, Barbour and Superdrug.

The property can be more readily identified from the attached plan.

- **Excellent retailing location**
- **Opposite Chester Cathedral**
- **Popular tourist link from Northgate Street to Eastgate Street**





PHILLIP HUGHES  
• Hairdressing •

PHILLIP HUGHES  
Hairdressing



## DESCRIPTION

The property comprises a two storey property with ground floor sales, leading back to single w/c. The first floor comprises a storage room, kitchen and further w/c.

Please note that the sale of alcohol on the premises is prohibited from this shop.

The shop is available to let from 31 July 2023.

## ACCOMMODATION/AREAS

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

	Sq M	Sq Ft
GF Sales	33.72	363
First floor	34.28	369

## ASKING RENTAL

£22,500 pax

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## SERVICE CHARGE

The common areas of the estate will be maintained to a high standard and a small service charge will be levied.

## LEASE

The property is available on new effectively full repairing and insuring lease, for a term of years to be agreed.

## RATES

The VOA website confirms the property has a Rateable Value of £19,250.

The Rateable Value will decrease on 1 April 2023 to £17,750.

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 E-119.

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.



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**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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