



**HIGH STREET PROPERTY / CLASS E**

Unit 12 St Martin's Way, Chester CH1 2NR



**Under  
Offer**

**Rent: On application**

**Ground Floor Area**

2,686 Sq ft / 250 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jessica Swain**

**Mob:** 07885 127366

**Email:** [jessica@barkerproudlove.co.uk](mailto:jessica@barkerproudlove.co.uk)

**Tom Prescott**

**Mob:** 07841 168163

**Email:** [tom@barkerproudlove.co.uk](mailto:tom@barkerproudlove.co.uk)

**Location:**

Chester is a historic cathedral city with a large, affluent catchment population. The City further benefits from a large number of tourists each year, to provide one of the North West's leading retail destinations.

Unit 12 faces onto St Martin's Way, one of the main roads in and out of the city centre. The space sits within the new development known as Chester Northgate. The scheme is set to be the largest leisure development in the North for quite some time. The lineup currently includes Picturehouse, Chester Market, Cosy Club, The Florist and Brew Dog. The new development also boasts one of the largest and most accessible car parks in the city centre.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2685.7	249.51

**Rent:**

Upon Application.

**Tenure:**

The premises are available by way of an effectively full repairing and insuring lease for a term of years to be agreed.

**Business Rates:**

The premises is due to be evaluated by the ratings authority once the development is complete. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

The on-account service charge is to be confirmed shortly.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

May 2023

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2022

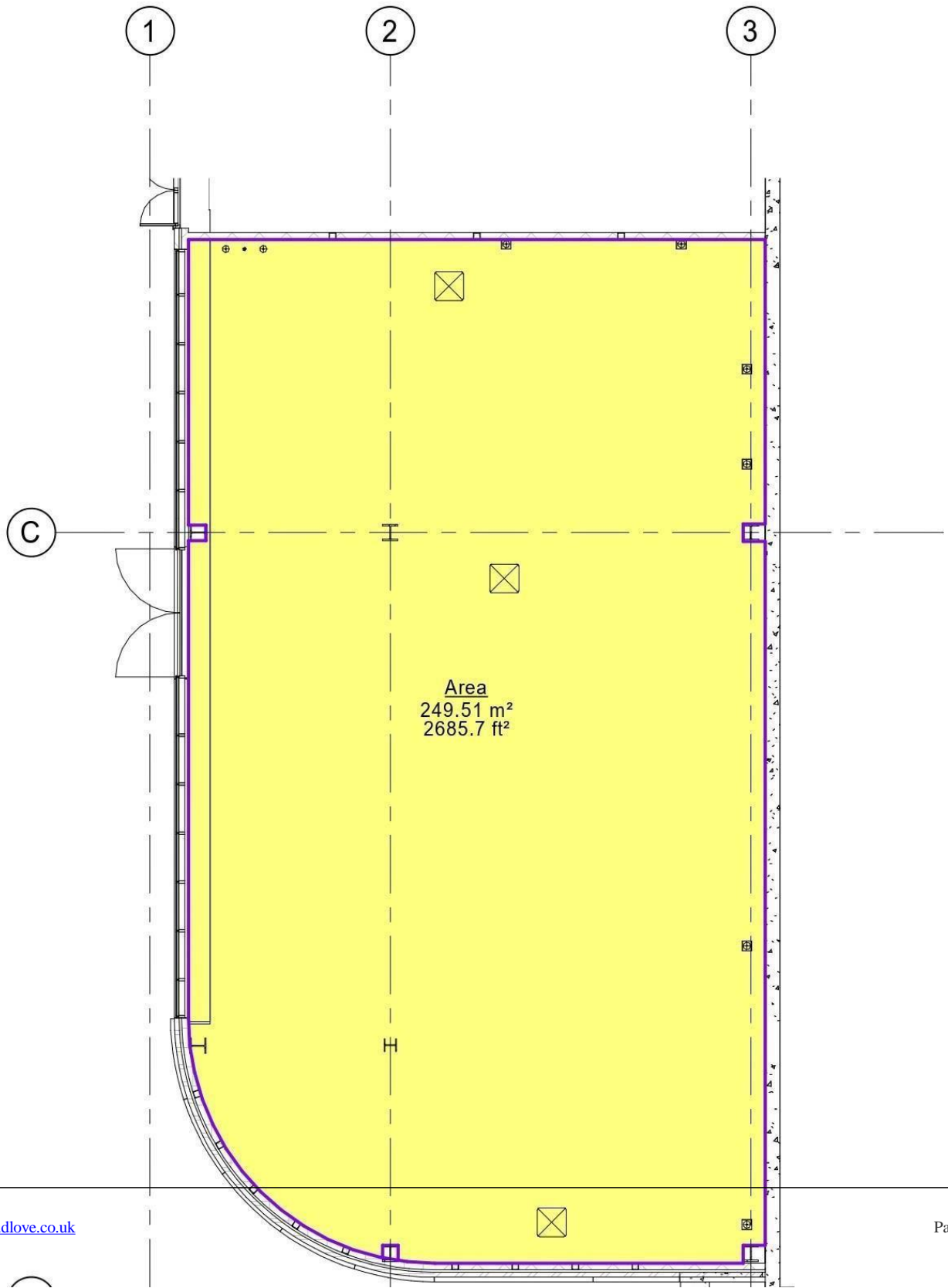




Image from Google My Maps 2022