



**barkerproudlove**  
retail property consultants

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## HIGH STREET PROPERTY / CLASS E

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



**Rent: On application**  
**Ground Floor Area**  
2,686 Sq ft / 250 Sq M

**TO  
LET**

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

**Barker Proudlove**

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### **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 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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 for the year 2022 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:**

July 2022

Subject to Contract

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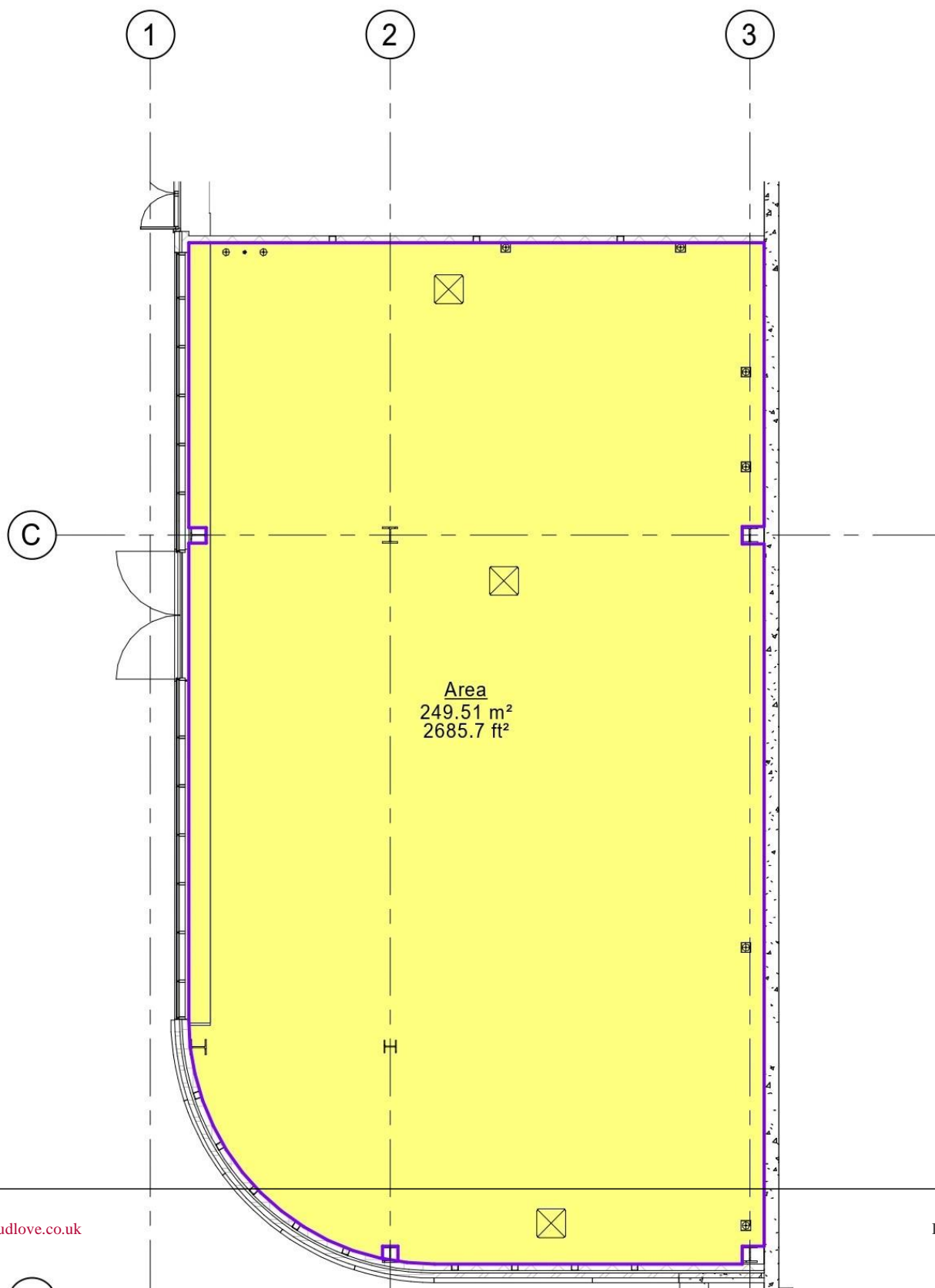




Image from Google My Maps 2022