

TO LET

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retail property consultants
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LegatOwen
CHARTERED SURVEYORS
01244 408200
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PROMINENT LOCATION IN CITY CENTRE - 2,686 SQ FT

GROUND FLOOR UNIT AT CHESTER NORTHGATE, ST MARTINS WAY, CHESTER, CH1

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DESCRIPTION

A ground floor unit in a prominent location suitable for a variety of uses Extending to 2,686 sq ft with extensive glazed frontage.

The unit is newly constructed and forms part of the ground floor of the new 800 space multi story car park within the Chester Northgate scheme.

www.chesternorthgate.com

The unit is located in a prominent location fronting onto St Martin's Way with a return frontage onto Princess Street. The unit is presented in an unfinished condition ready for fitout.

The unit is considered suitable for a wide variety of potential uses

Available on a new effective full repairing and insuring lease from Cheshire West and Chester Council.

ACCOMMODATION

The accommodation extends to approximately 249.53 sq m (2,686 sq ft) (net internal area) in total.

TENURE/TERMS

The property is available on a new effective full repairing and insuring lease from Cheshire West and Chester Council.

RENT

Upon application.

RENT DEPOSIT

A rent deposit may be requested dependent on credit check.

BUSINESS RATES

The business rates will be assessed once occupied.

SERVICE CHARGE

Upon application.

ENERGY PERFORMANCE CERTIFICATE

The property is undergoing an EPC check.

PLANS/PHOTOGRAPHS

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

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All terms will be subject to VAT at the prevailing rate.

VIEWING

By prior appointment through the joint agents,
Legat Owen -

Will Sadler - 01244 408219
willsadler@legatowen.co.uk

Barker Proudlove
Tom Rescott - 0161 631 2852
tom@barkerproudlove.co.uk

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which is found [here](#). We recommend you obtain professional advice if you are not represented.

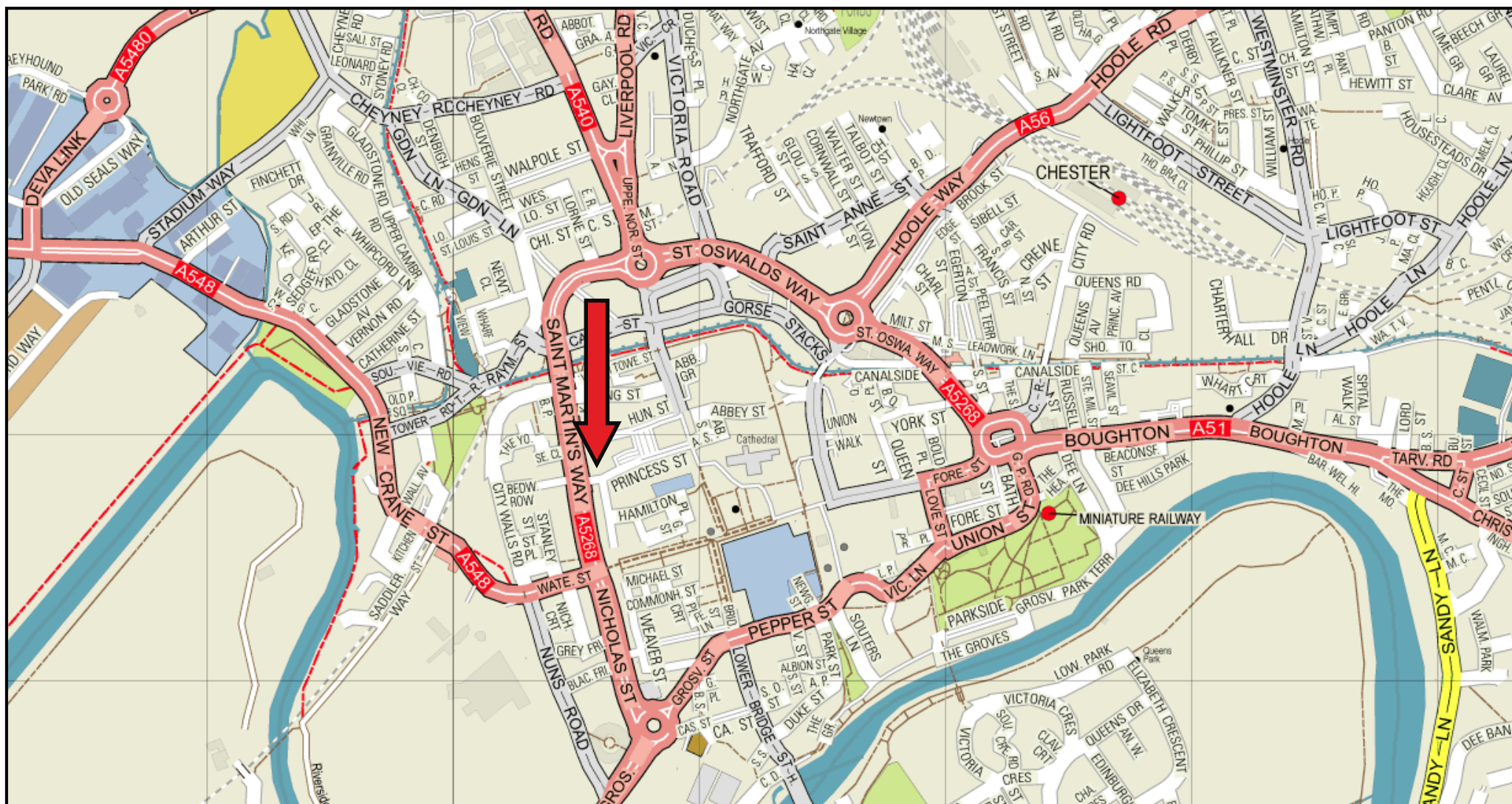


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LOCATION

Chester is the county town and administrative capital of Cheshire, located 20 miles south of Liverpool and 12 miles north east of Wrexham. Chester Northgate is destined to become the city's main social hub; a development of open streets, parades and plazas that will integrate seamlessly with the surrounding parts of Chester City Centre, including: a six-screen cinema – Picturehouse and cafés, bars and restaurants.





MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. DATE PREPARED: **JULY 2022**