

TO LET

Exciting Bar / Restaurant / Public House / Retail / Showroom Opportunity

Potential for Gym Use (subject to planning)

Chester City Centre



LOCATION

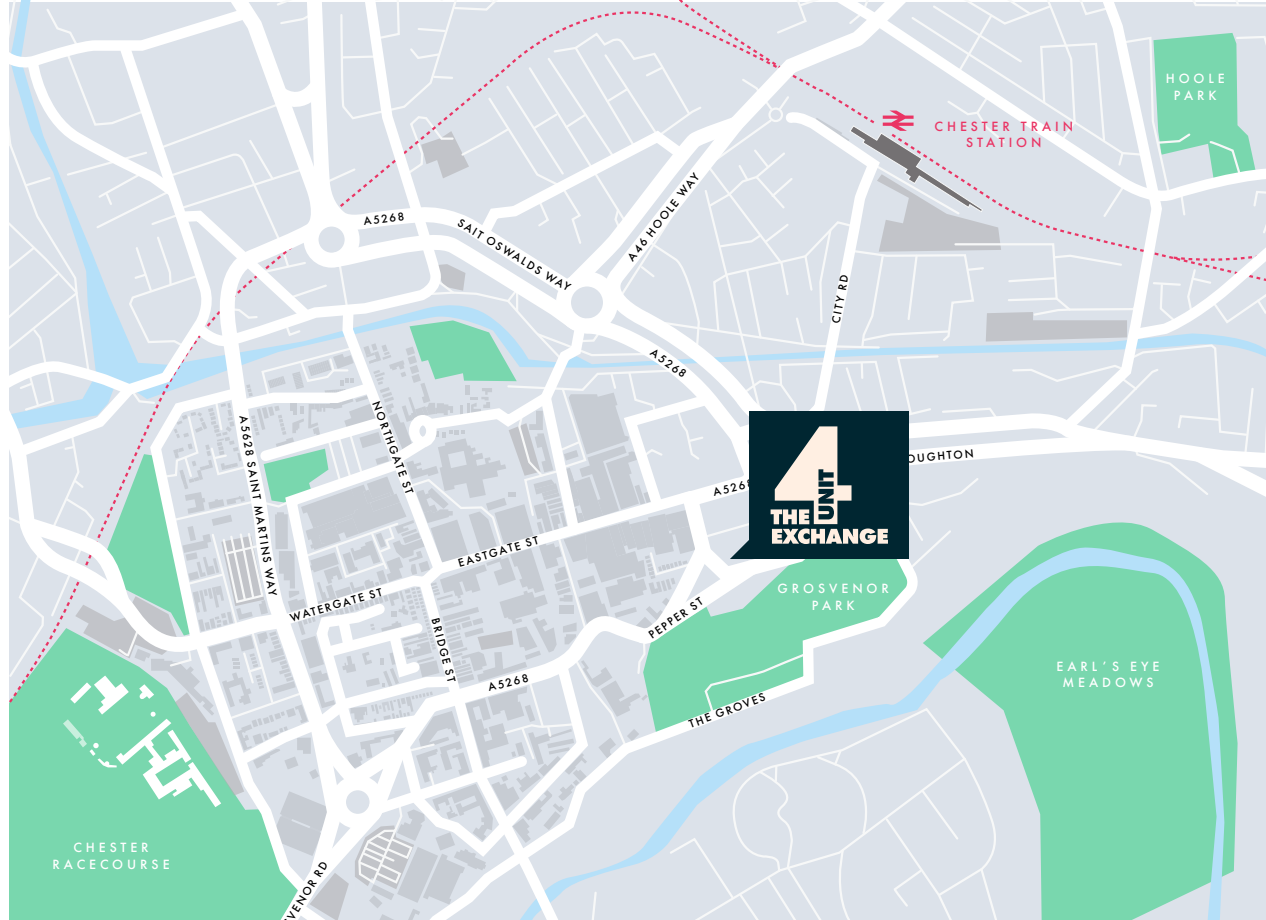
Chester is a historic and affluent Cathedral City, located 20 miles south of Liverpool. The city is well situated and has excellent communication links, with major road network access across the region including the M56 to Manchester and M53 to Liverpool.



2 HOURS LONDON EUSTON

45 MINS TO LIVERPOOL

1 HOUR 10 MINS TO MANCHESTER



Chester also has a mainline railway station with frequent services to London Euston (2 hours), Liverpool Lime Street (45 mins) and Manchester Oxford Road (1 hour 10 minutes). Two international airports are also in proximity at both Manchester and Liverpool John Lennon, both providing international and domestic flights

The city has a primary catchment of 804,000 (PROMIS), which is bolstered by its large tourist pull attracting over 8 million people a year to the city alone (Chester Renaissance). This crowns it as the tourism capital of the North-West region with attractions such as Chester Race Course, Chester Zoo and the Cathedral.

The City is one of the premier retailing destinations within the UK, ranking the city 15th in the PROMIS Centre rankings. Chester has a significant retail offer

with floor space estimated at 1.47 million sq ft. The central shopping area has a historic cultural and architectural heritage, with Chester's unique feature of 'Row-level' trading creating an attractive shopping environment. The City's core shopping area is concentrated along the streets leading from the central point, The Cross. These are Bridge Street, Eastgate Street (leading to Foregate Street), Northgate Street and Watergate Street.

In addition to the retailing streets, there are two covered schemes within the city centre, namely The Grosvenor Centre and The Forum Centre.

**CHESTER ATTRACTS OVER
8 MILLION PEOPLE A YEAR**

DESCRIPTION

The Exchange Building is located on St John Street fronting the famous Chester Amphitheatre, in the heart of the city centre.

Unit 3 has recently been let to Popcorn Bar and other quality operators close by include:



ALL-BAR-ONE

PICCOLINO

Also within the vicinity is the popular Grosvenor Shopping Precinct and 287 space multi-storey car park on neighbouring Pepper Street.

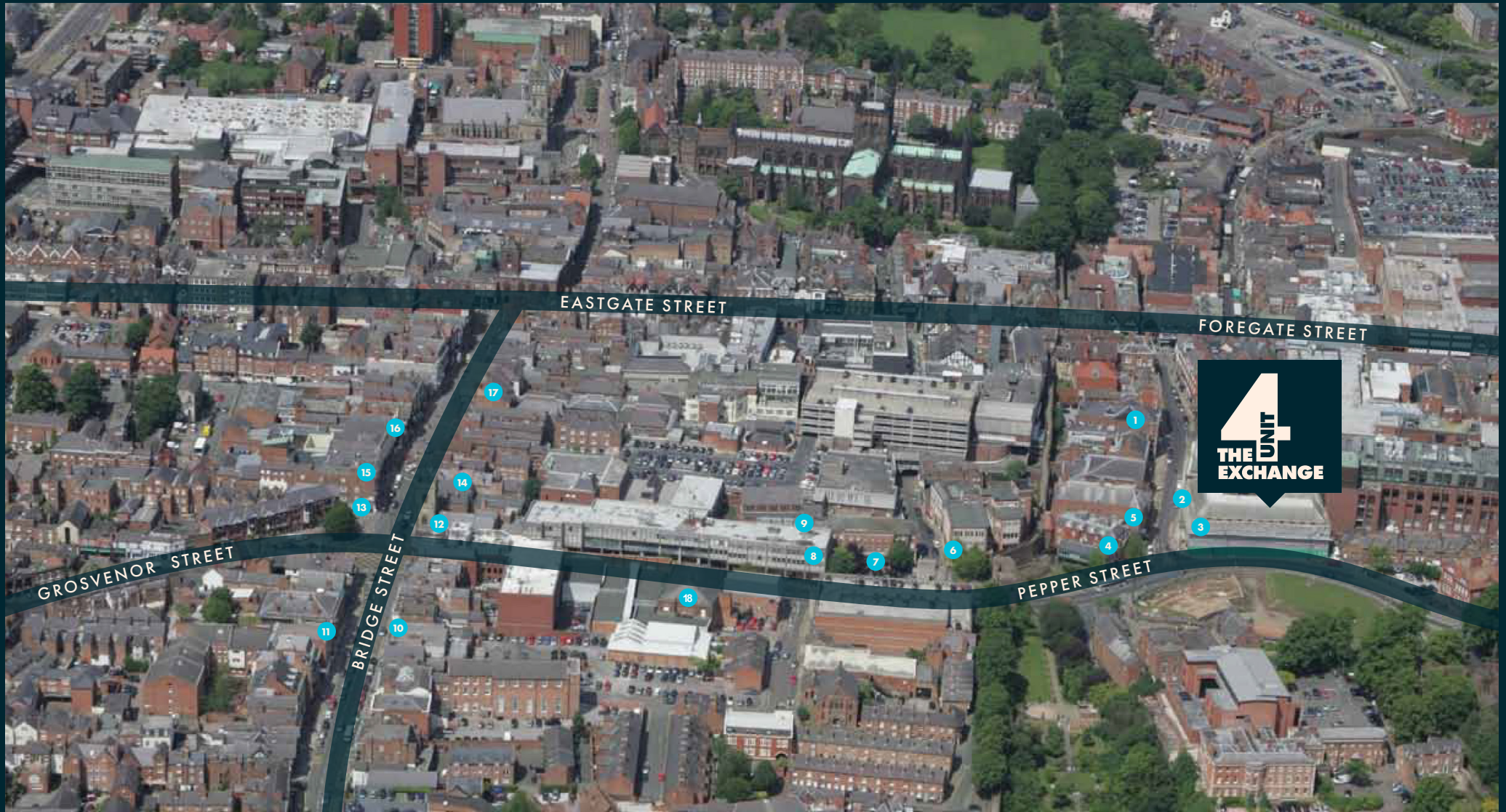


Unit 4 occupies a prominent ground floor position as part of a four-storey mixed building – The Exchange. The scheme includes 25,000 sq ft of office space, four leisure units (Zugers, Pizza Express, Popcorn, Unit 4) and a 60 bed Travelodge hotel. Unit 4 is arranged over ground and basement as well as benefitting from an internal open air courtyard. The premises would suit a range of uses including bar restaurant, gastro pub, retail showroom plus gym / health and fitness and healthcare uses (subject to planning). The accommodation is as follows:

| Floor / Area | SQ M | SQ FT |
|--------------|------|-------|
| Ground | 418 | 4,500 |
| Basement | 237 | 2,555 |
| Courtyard | 70 | 760 |
| Total | 725 | 7,815 |

*Approximate GIA

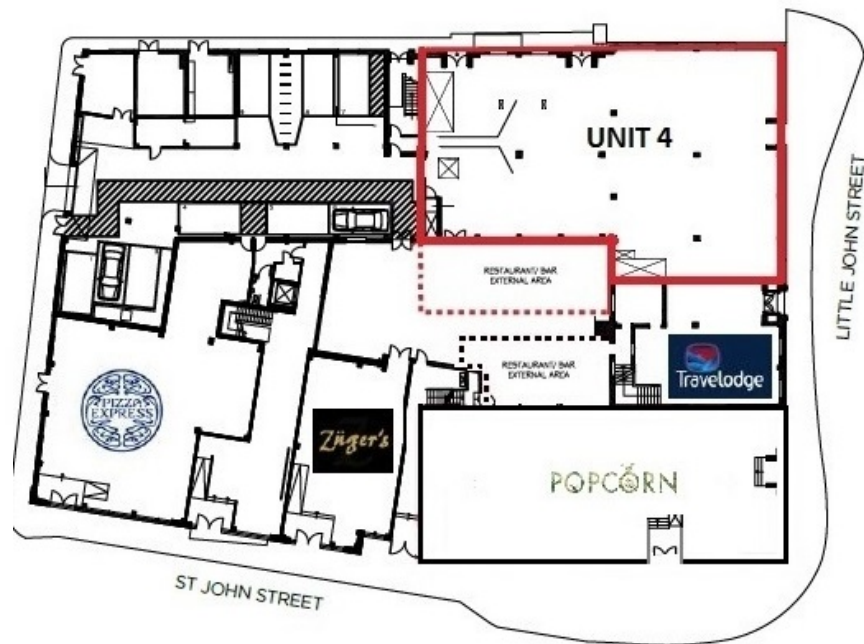
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|-----------------|----------------|---------------------|----------------|
| 1 Cruise | 6 Picanha | 11 Odd Fellows | 16 Carluccio's |
| 2 Pizza Express | 7 All Bar One | 12 Nando's | 17 Cafe Rouge |
| 3 Popcorn | 8 Piccolino's | 13 Caffe Nero | 18 Opera Grill |
| 4 Off The Wall | 9 The Church | 14 Jaunty Goat | |
| 5 The Alchemist | 10 La Fattoria | 15 Slug and Lettuce | |



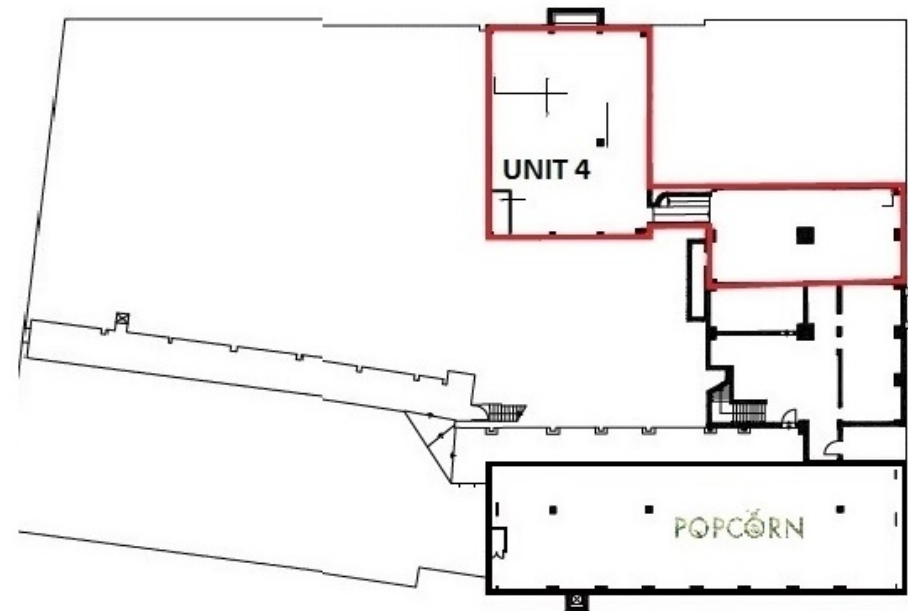
FLOOR PLANS



GROUND FLOOR



BASEMENT





TENURE

The unit is available by way of a new effective full repairing and insuring lease for a term to be agreed.

PLANNING

The unit has existing planning consent for both A3 and A4 uses.

RATEABLE VALUE

The property has yet to be assessed for rating purposes

RENT

£60,000 per annum exclusive of VAT, service charge and any other outgoings.

SERVICE CHARGE

A service charge is payable – details can be provided.

LICENSING

Unit 4 is currently unlicensed and an operator will have to submit the relevant licensing application to the local authority.

PROFESSIONAL COSTS

Unless otherwise stated, each party is to bear its own legal costs and possession will be available upon completion of the legal formalities.

EPC

EPC Energy Performance Asset Rating
Unit 4: D

Subject to Contract

CONTACT

To receive more information and to arrange a viewing please contact the joint retained agents:

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