

ROYAL HOUSE, UPPER NORTHGATE STREET, CHESTER,  
CH1 4EE

# DEVELOPMENT/REFURBISHMENT OPPORTUNITY

**WILD**  
COMMERCIAL PROPERTY

01244 321 555  
www.wildcp.co.uk



## Location

The property occupies a prominent position in the heart of the historic city of Chester. It has excellent visibility close to the inner ring road and with other occupiers close by including Tesco, Papa Johns and the New Medical Centre. The property can be more readily identified from the attached plan.

## Description

The accommodation comprises a mixture of retail, offices and former doctor surgery. The building is suitable for a variety of uses subject to planning, There are 29 car parking spaces attached to the site.

## Accommodation

The property has the following approximate areas:

### Offices

First Floor	3,100 sq ft	288 sqm
Second Floor	3,100 sq ft	288 sqm
Total Accommodation	6,200 sq ft	576 sqm

### Retail

Ground Floor	2423 sqft	225 sqm
Basement	1852 sqft	172 sqm

### Former Doctors Surgery

Ground Floor	1055 sqft	98 sqm
First Floor	1000 sqft	93 sqm
Second Floor	1076 sqft	100 sqm

### Tenure

The accommodation is available on new effectively full repairing and insuring leases, subject to upward only rent reviews or Freehold.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### EPC

Band E -117 Rating

### VAT

Prices, outgoing and rentals are exclusive of but may be liable to VAT.

### Service Charge

A service charge is payable to cover the Landlords apportioned running costs and insurance, further details available on request.

### Price/Rent

On Request

### Assessments

Verbal enquiries of the Local Authority indicate the property has the following rateable values:-

#### Offices

First Floor £26,000

Second Floor £28,000

Retail - £31,000

Surgery - £29,250

### Photographs and Plans

Any Photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Subject to Contract

DTFW 10.4.15



### *Viewing*

Strictly by appointment through the agents  
Wild Commercial Property 01244 321 555

**Dan Wild**  
**Natalie Hughes**

**danwild@wildcp.co.uk**  
**nataliehughes@wildcp.co.uk**

3B Upper Eastgate Row, Chester CH1 1LQ

**WILD**  
COMMERCIAL PROPERTY  
01244 321 555  
www.wildcp.co.uk