

## TWO EXCITING BAR RESTAURANT/ PUB/RETAIL/SHOWROOM OPPORTUNITIES IN CHESTER

Located close to *The Alchemist*

the exchange  
CHESTER



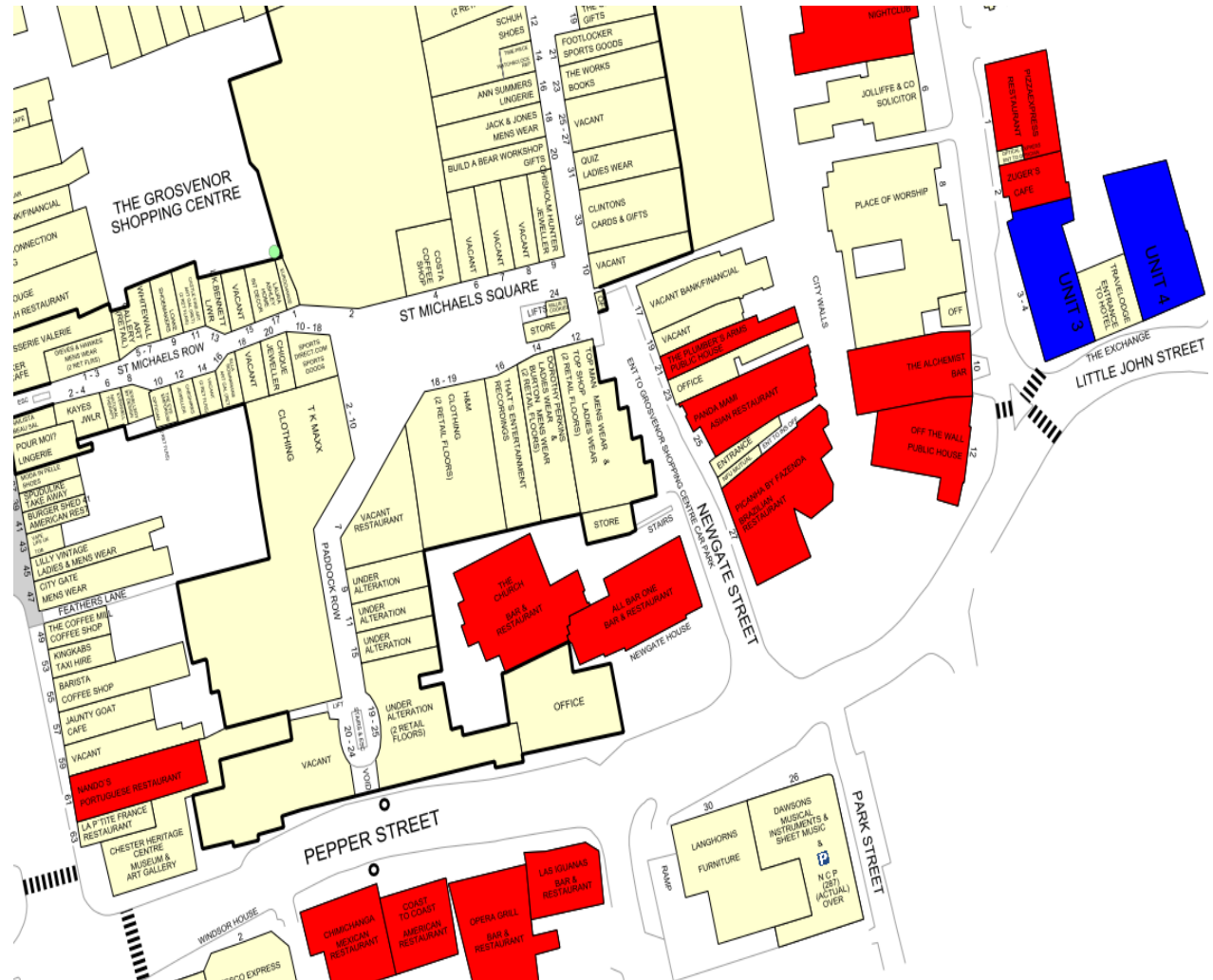
UNIT 3: GROUND - 3,302 SQ FT | BASEMENT - 2,521 SQ FT | TOTAL FLOOR AREA - 5,823 SQ FT APPROX PLUS INTERNAL COURTYARD  
UNIT 4: GROUND - 4,500 SQ FT | BASEMENT - 2,555 SQ FT | TOTAL FLOOR AREA - 7,055 SQ FT APPROX PLUS INTERNAL COURTYARD

## LOCATION

The historic city of Chester benefits from an extensive hinterland with the total population within the Chester primary catchment area being 801,000 (PROMIS). The City Centre is a major tourist destination having over eight million visitors a year (Chester Renaissance).

The Exchange is located on St John Street, within the heart of Chester City centre. The development is a short distance away from the Grosvenor Shopping Centre and the main pedestrianised areas of the city centre. There is a 287 space multi-storey car park nearby on Pepper Street. Immediately opposite the Exchange is the world famous Chester Amphitheatre.

Several high quality restaurants and bars are situated nearby including Alchemist, Cruise Nightclub, Red Door, Pizza Express, Marlborough Arms and Off The Wall. Nearby Pepper Street has been transformed into Chester's premier dining quarter with a great offering provided by Las Iguanas, Piccolino, Fazenda Picanha, Opera Grill (Restaurant Bar & Grill) and All Bar One.



# KEY

- The Exchange
- 1 Grosvenor Park
- 2 Ampitheatre
- 3 Cruise Nightclub
- 4 The Alchemist
- 5 Grosvenor Hotel
- 6 Grosvenor Shopping Centre
- 7 Grosvenor Hotel
- 8 Carluccios
- 9 Chester Innovation Centre
- 10 CWAC HQ - Miller and Carter
- 11 Abode Hotel
- 12 The Architect
- 13 Bar Lounge
- 14 1539 Restaurant – at The Racecourse
- 15 Rosies Nightclub
- 16 Cathedral
- 17 Forum Shopping Centre
- 18 Bus Station
- 19 New Theatre site
- 20 Piccolino & Opera



## DESCRIPTION

Units 3 and 4 form part of a 4 storey prominent and substantial mixed use leisure, office and restaurant scheme which overlooks Chester's famous Roman Amphitheatre and includes a 60 bed Travelodge hotel, 25,000 sq ft of office space, Pizza Express and Zegers Café.

## ACCOMMODATION

The units are arranged over ground and basement and provide the following approximate gross internal floor areas (NB both units benefit from internal courtyards):

### Unit 3

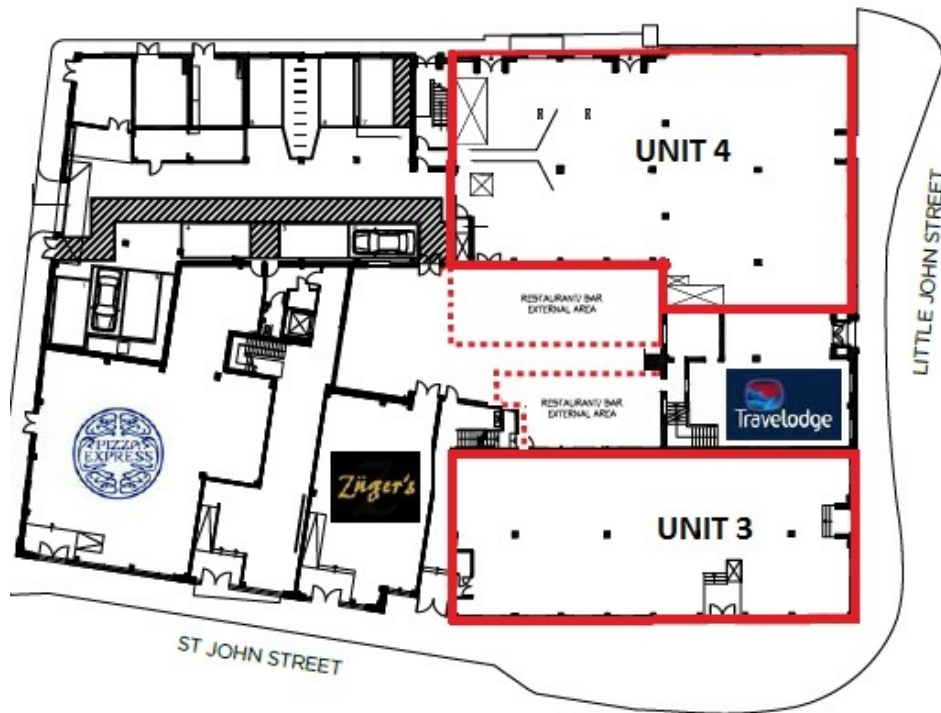
Ground:	3,302 sq ft	306 sq m
Basement:	2,521 sq ft	234 sq m
Courtyard:	535 sq ft	49 sq m
<b>Total:</b>	<b>6,358 sq ft</b>	<b>589 sq m</b>

### Unit 4

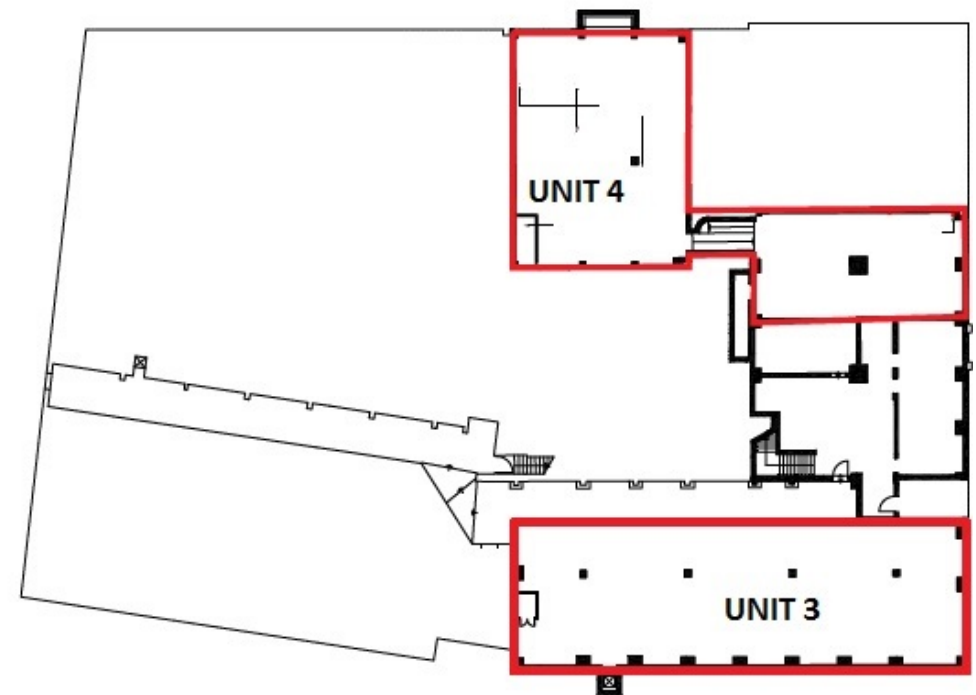
Ground:	4,500 sq ft	418 sq m
Basement:	2,555 sq ft	237 sq m
Courtyard:	760 sq ft	70 sq m
<b>Total:</b>	<b>7,815 sq ft</b>	<b>725 sq m</b>



## GROUND FLOOR



## BASEMENT



## TENURE

The units are available by way of new effective full repairing and insuring leases for a term to be agreed.

## PLANNING

The units have existing planning consent for both A3 and A4 uses.

## RATEABLE VALUE

Unit 3: Rateable value of £69,000 pa from 1st April 2017.

Unit 4: The property has yet to be assessed for business rates.

For rates payable please contact the local authority (tel. 0300 123 7023).

## RENT & SERVICE CHARGE

On application.

## EPC

Energy Performance Asset Rating - Unit 3: C and Unit 4: D

## LICENSING

Unit 3: 09:00 am to 02:00 am Monday to Saturday and  
09:00 am to 12:00 am on Sunday.

## CONTACT

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



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