

# 77 Northgate Street

c.27,500 sq ft Building Including 33  
Onsite Car Parking Spaces

Offers Conversion and Development  
Potential (STP)

Available with Full Vacant Possession



77 Northgate St  
Chester  
CH1 2HQ







# Executive Summary

- » Rare Freehold building with vacant possession situated in Chester City Centre in close proximity to the retail and leisure core.
- » Prime location on Northgate Street adjacent to a range of popular artisan retailers and over 20 exciting pubs, bars and restaurants and situated within Chester's famous city walls.
- » Significant development proposals are ongoing for Northgate Street for a new retail and leisure development, market hall, cinema, public square and a multi-storey car park.
- » Extensive part terraced / part link detached five storey modern office building totalling approximately 2,555 sq m / 27,500 sq ft of predominately open office accommodation arranged around a central core.
- » Offers panoramic views of Chester city centre and the wider North Wales mountains.
- » Onsite undercroft car parking for 22 cars in addition to 11 rear parking spaces (33 in total).
- » Conversion and development potential for a range of exciting alternative uses which include aparthotel, hotel, residential and healthcare / senior living uses with potential for an external roof terrace or further infill development (STP – architect feasibilities and pre-app are available).

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We are instructed to seek offers in excess of **£2,500,000** exclusive of VAT which equates to a low underlying capital value of **£90.74** per sq ft.



# Why Chester? A City of Wide Appeal



**14,900+**  
STUDENTS



**8m+**  
TOURISTS A YEAR



The city was founded by the Romans in AD79 and offers a wealth of historical and cultural heritage in a beautiful setting with stunning countryside and coastline just a few miles away.



Chester is an outstanding place to live and work for many reasons with the UK Hot Housing Index recently naming Chester as the best place to live in the UK.



## 77 Northgate Street

Chester CH1 2HQ



Chester has a contemporary edge with modern infrastructure, vibrant economic status, an innovative enterprise community and is undergoing significant regeneration.



Chester benefits from a mainline train station with regular access to Manchester, Liverpool and London.



An abundance of high-quality restaurants, cafes and bars and pubs and an iconic artisan scene.



Chester is a popular tourist centre attracting over 8 million tourists a year with an annual spend in excess of £800m, with key attractions including the Historic City Walls, Chester Cathedral, the Zoo, the "Row-level" shopping and the Racecourse.



Easy connectivity given its strategic location with excellent motorway links and two airports (Manchester and Liverpool) both within an hour drive.



A truly unique shopping experience with its historic two-tier shopping galleries and traditional retail stores, located alongside modern shopping centres and outlets.



An established and diverse economy with strengths in financial services, advanced engineering, pharmaceuticals, manufacturing, energy and creative industries.



Chester provides exceptional education and training facilities, including the University of Chester, West Cheshire College and the Chester College of Law. The University of Chester, established in 1839 and with over 14,900 students, attains a 95 per cent graduates employment rate, an excellent attribute for businesses looking to recruit high-calibre graduates within the city.



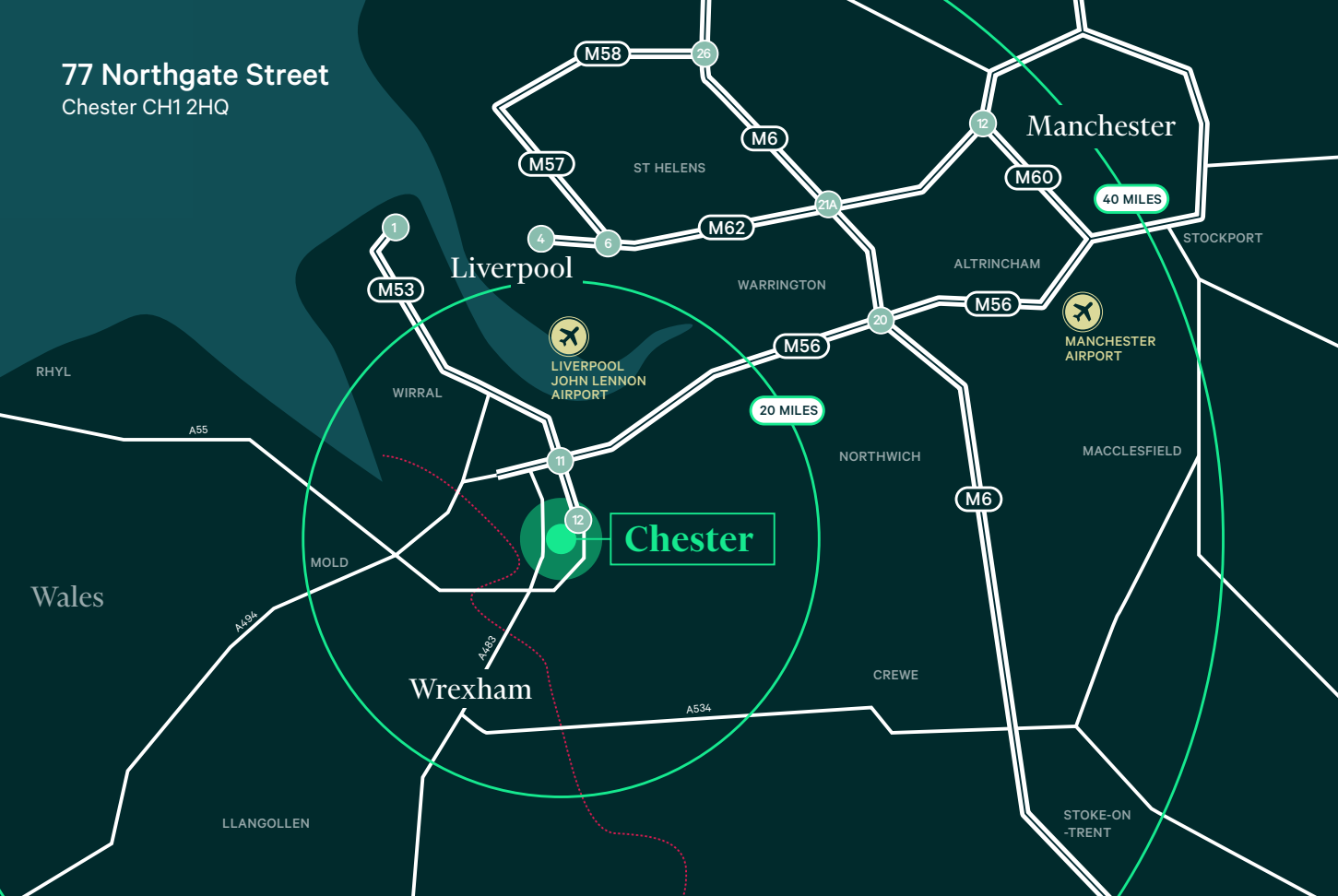


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For Sale

# Well Connected

The historic cathedral city of Chester is one of the strongest retailing centres in the country, benefiting from a substantial Primary Catchment of 810,000 and is the principal commercial and retailing centre for Cheshire. Its located 20 miles south of Liverpool and 40 miles south west of Manchester. Chester has excellent communications and is a hub for major road networks including the M56 towards Manchester and the M53 towards Liverpool. The M56 in turn links to the M6, the major arterial route along the west coast of England. Additionally the A483 links the city to nearby Wrexham.



## TRAVEL TIMES BY CAR

Liverpool Airport	30 mins
Manchester Airport	35 mins
Liverpool	40 mins
Manchester	50 mins
Birmingham	1 hr 45 mins



## TRAVEL TIMES BY TRAIN

Crewe	20 mins
Liverpool	45 mins
Manchester	1 hr 05 mins
Birmingham	1 hr 45 mins
London	2 hrs



1 million working  
age people within a  
30 minute drive

# Location

Chester is a historic Roman town which was granted city status in 1541 and is now considered as one of the most iconic preserved walled cities in Britain. The city centre is renowned for its historic and architectural appeal, boasting a high proportion of attractive Tudor buildings. This combined with the city's highly distinctive and unique feature of 'The Rows', undoubtedly creates one of the UK's most attractive shopping environments.

The subject property occupies a prime position fronting Northgate Street in the heart of the city centre and also connects on to King Charles Street, Canning Street, via King Street from the rear. St Martin's Way / St Oswalds Way the main arterial route through Chester is located circa 150 metre to the north. Northgate Street is a busy shopping street connecting directly onto Eastgate Street, 0.2 miles to the south and forms the main city centre prime retail pitch including the Grosvenor Shopping Centre. The property is within 100 metres from the Stony House Theatre and within a 2 minute walk of over 20 exciting pubs, bars and restaurants. In addition the train station is within a 15 minute walk or a 1 mile taxi ride and provides direct access to the North Wales coast and mountains.

The immediate vicinity boasts a vast range of artisan retailers, pubs, bars and restaurants including:

- 1 Liverpool Arms
- 2 Porta
- 3 Chez Jules
- 4 Red Lion
- 5 Pied Bull
- 6 Covino
- 7 Neighbourhood Bakehouse
- 8 Storyhouse Theatre

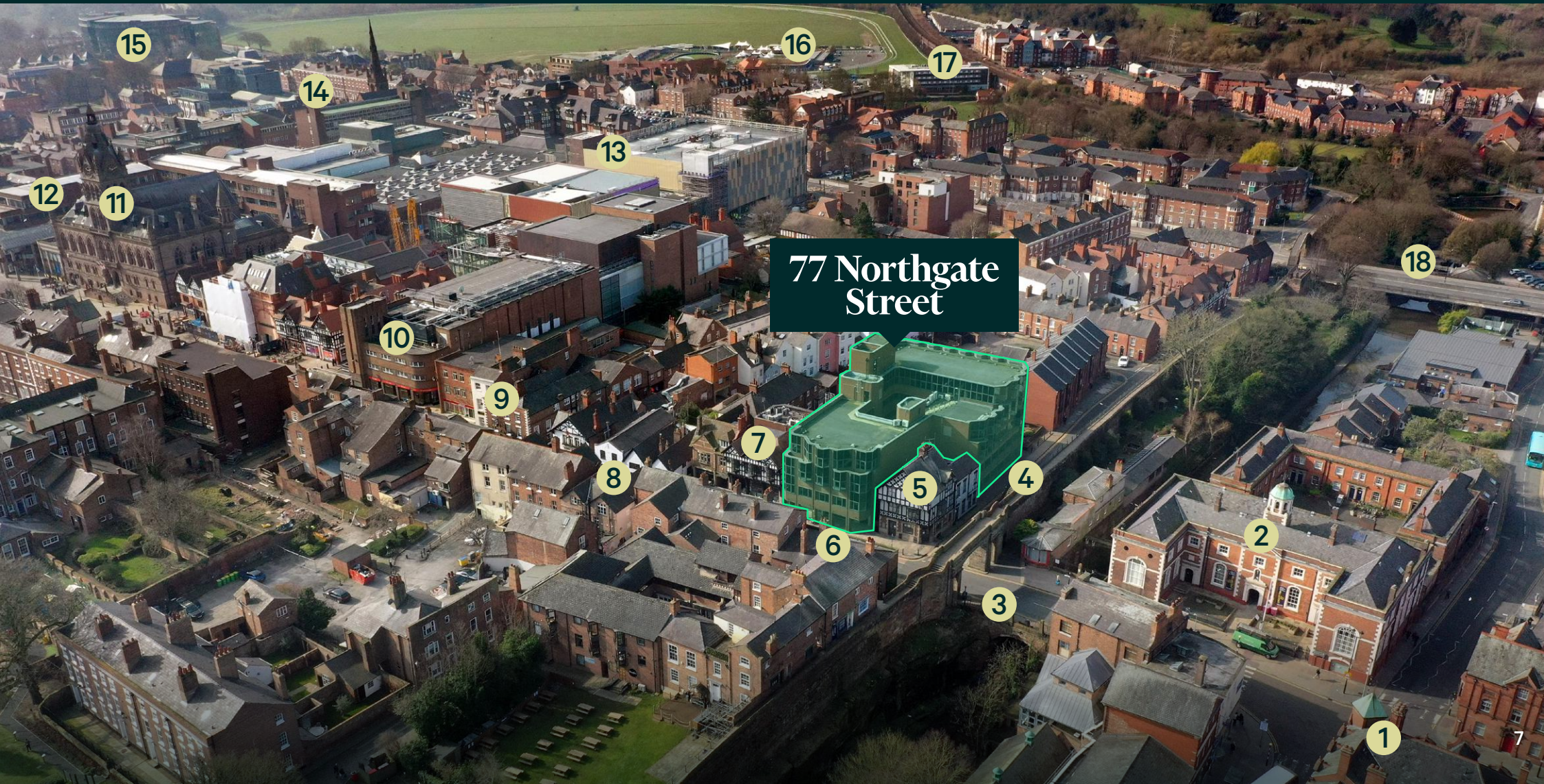
The majority of the surrounding occupiers are located within period Georgian and Tudor buildings therefore making the area highly desirable. The famous city walls are located circa 10 metres to the north.





# Situation

- |                      |                               |                              |                       |
|----------------------|-------------------------------|------------------------------|-----------------------|
| 1 Bull & Stirrup     | 6 Porta Wine & Tapas          | 11 Chester Town Hall         | 16 Chester Racecourse |
| 2 The Bluecoat       | 7 Chez Jules                  | 12 Forum Shopping Centre     | 17 Roomz Aparthotel   |
| 3 Northgate Street   | 8 Rufus Court                 | 13 New Northgate Development | 18 St Martin's Way    |
| 4 Chester City Walls | 9 Pied Bull                   | 14 Watergate Street          |                       |
| 5 Liverpool Arms     | 10 Chester Storyhouse Theatre | 15 HQ Office Chester         |                       |





# The Property



2 X LIFTS



33 PARKING SPACES



MEETING ROOMS

## Description

The subject property fronts directly onto Northgate Street and comprises an extensive semi / part link detached five storey modern office building of brick and reinforced concrete frame construction with glazed cladding panels and painted metal windows under a flat roof.

A brick canopy and main entrance provides access into a large reception area, open plan offices, staff canteen and stores. The upper floor office accommodation is arranged around a glazed atrium over first, second, third and part fourth floors with the top floors offering panoramic views that stretch across the North Wales Snowdonian landscapes. Part of the fourth floor forms a flat roof section over the front section of the building. The building extends significantly to the rear.

The office accommodation, which was formerly used as an open plan multi level call centre, benefits from modern fitout and comprises raised flooring, carpet tiles and suspended ceilings with recessed lighting throughout. Further meeting rooms, communal kitchen facilities and staff toilets are located to each floor with the building serviced from a main stair and lift core (2 x lifts) and a secondary escape stair core to each side of the Property.

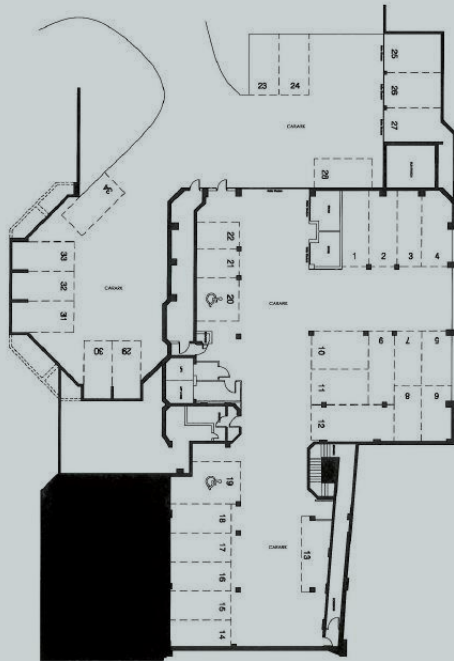
A tarmac paved loading area and 11 space car park is located to the rear in addition to shuttered undercroft car parking area for 22 cars under the building (33 parking spaces in total). Efficient and direct vehicle access to 77 Northgate is easily accessible from Chester's road network whilst also avoiding the city centre's one-way system.



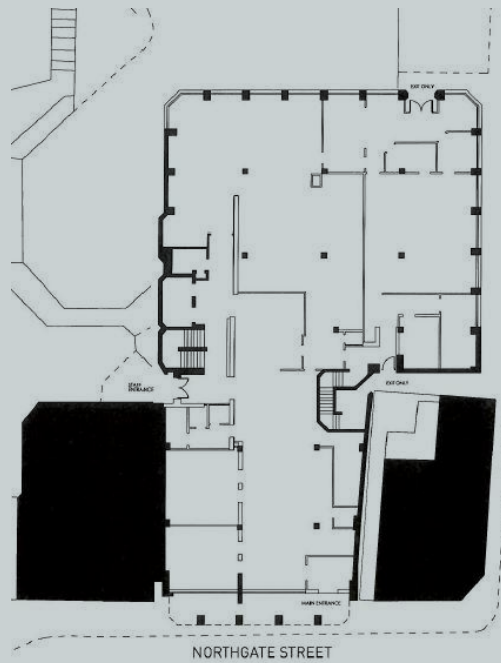


# Accommodation

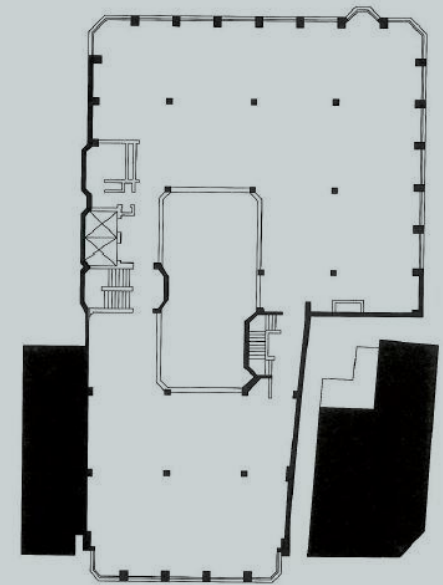
BASEMENT / UNDERCROFT



GROUND FLOOR



TYPICAL UPPER FLOOR



The Property comprises the following approximate floor areas which have been calculated on a net internal basis (NIA):

Floor	Description	Area (SQ M)	Area (SQ FT)
Ground	Reception & Offices	579.30	6,235
Basement	Car Parking - (22 Spaces)	N/A	N/A
First	Offices	567.21	6,105
Second	Offices	567.55	6,109
Third	Offices	569.70	6,132
Fourth	Offices	270.11	2,907
<b>Total</b>		<b>2,553.87</b>	<b>27,488</b>



# Alternative Use Potential

The subject property offers a range of alternative uses (subject to the relevant consents). An architect has produced an indicative feasibility for the building for the following uses:



## BOUTIQUE HOTEL

**73 bedrooms with ground floor F & B area and roof terrace.**



## BUDGET HOTEL

**96 bedrooms with ground floor F & B area and roof terrace.**



## SUPPORTED HOUSING / EXTRA CARE

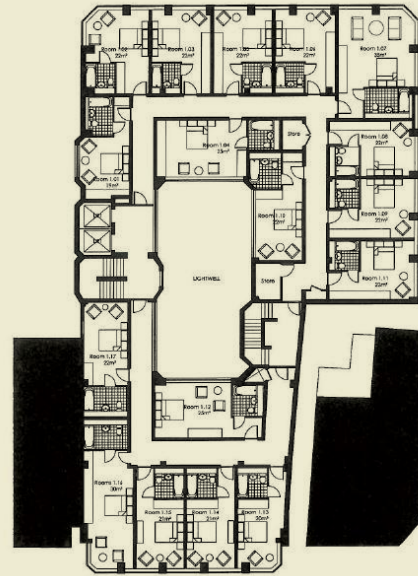
**22 - 26 units combining supported accommodation and intermediate rent apartments with ground floor commercial unit.**



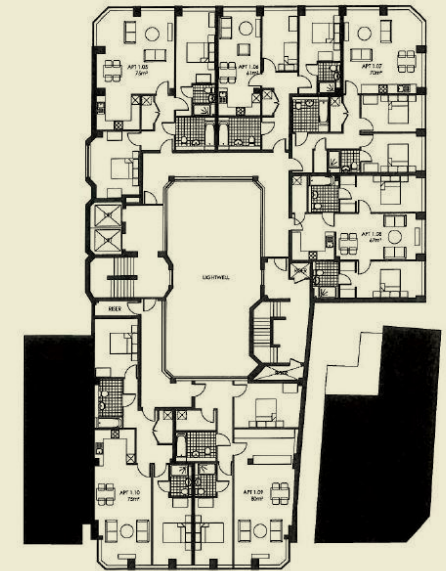
## RESIDENTIAL APARTMENTS

**Apartment scheme with ground floor commercial unit and roof terrace.**

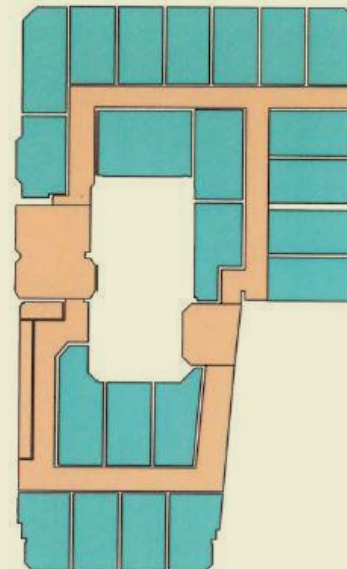
INDICATIVE HOTEL FLOOR PLATE



INDICATIVE APARTHOTEL FLOOR PLATE



INDICATIVE RESIDENTIAL FLOOR PLATE



## Planning

Planning policy governing the Property is adopted by Cheshire West and Chester Council. The Property is not listed but does abut 73 Northgate which is a Grade II listed property.

77 Northgate Street is located in the Chester City Centre Conservation area and is situated by the City Walls, which are classified as an ancient monument. Whilst 'Permitted Development Rights' (PD) are not applicable to the subject property on the basis the floor area exceeds 1,500 sq m, the Vendor has undertaken a pre-application enquiry for hotel and residential uses and the formal written response will be provided to interested parties.



# Property Details



## Tenure

Freehold

## Business Rates

£294,386 with effect from 1 April 2017. Rates Payable are in the region of £150,725 which is based on the business rates multiplier of 51.2p.

## VAT

The property has been elected for VAT and therefore VAT will be payable upon the purchase price.

## EPC

A full EPC report can be provided on request.

## Services

We understand the property to benefit from mains gas, electricity, water, full building integrated air conditioning system, CCTV system and fob access and a fire detection system.

## Vacant Possession

The Property benefits from full vacant possession.



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For Sale

# Further Information & Contacts

Formal viewings are strictly by appointment through CBRE the sole selling agents. For further information please contact:

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## Proposal

We are instructed to seek offers in excess of **£2,500,000** exclusive of VAT which equates to a low underlying capital value of £90.74 per sq ft.

### Disclaimer

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