

**LANDMARK DEVELOPMENT OPPORTUNITY
FOR SALE WITH VACANT POSSESSION**

**26,757 sq ft GIA over 3 Floors with Parking and
Planning Consent for Redevelopment for 138 Bed Hotel**



**(Former Argos)
105-109 Foregate Street
CHESTER CITY CENTRE, CH1 1HE**

LOCATION

The affluent historic Cathedral and Market City of Chester is one of the UK's most favoured Cities, boasting a wealth of Cultural Heritage, and Educational attractions with space to Live, Work, Play and Learn.

With excellent road and rail connections, Chester can access Liverpool, Manchester and North Wales within the hour, with a Primary Catchment of over 810,000.

SITUATION

Situated on the Northern side of Foregate Street (one of the City's premier retail and leisure locations), this is strategically located for shopping, leisure and transport, with the mainline railway station and new bus station both being less than a 10 minute walk from the property.

PROPERTY

This is a modern framed building with clear internal space and good floor-ceiling heights developed in the early 1990's purpose built for Argos.

It has three separate internal staircase cores, supplemented by lifts, and has been stripped back to shell to enable the full potential of this substantial property to be realised.

Depth	138'0"	
Site Area	0.34 acres	
	GIA	NIA
Ground floor	11,495	10,902
First Floor	11,495	10,149
Second Floor	3,767	2,773
	26,757	23,824

PLANS

Full plans are available on request.

PLANNING

Planning consent for the demolition of the existing building and construction of a 138 Bedroom Hotel (use Class C1) and ancillary accommodation, including engineering and associated works, was obtained on 8 July 2019. Application No. 19/02556/FUL. It is understood that this consent is extant.



RATING ASSESSMENT

The property has been removed from the rating List but was previously assessed at £256,956.

PROPOSAL

Freehold offers in the region of £2.25m.

VAT

The property has been elected for VAT.

EPC

On request.

COSTS

Each party to be responsible for their own legal costs.

AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed.

The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWING

Strictly by appointment through the Joint Agents:



Tim Kenney

☎ 07973 666620.

✉ tim@kenneymoore.co.uk



Lloyd Entwistle

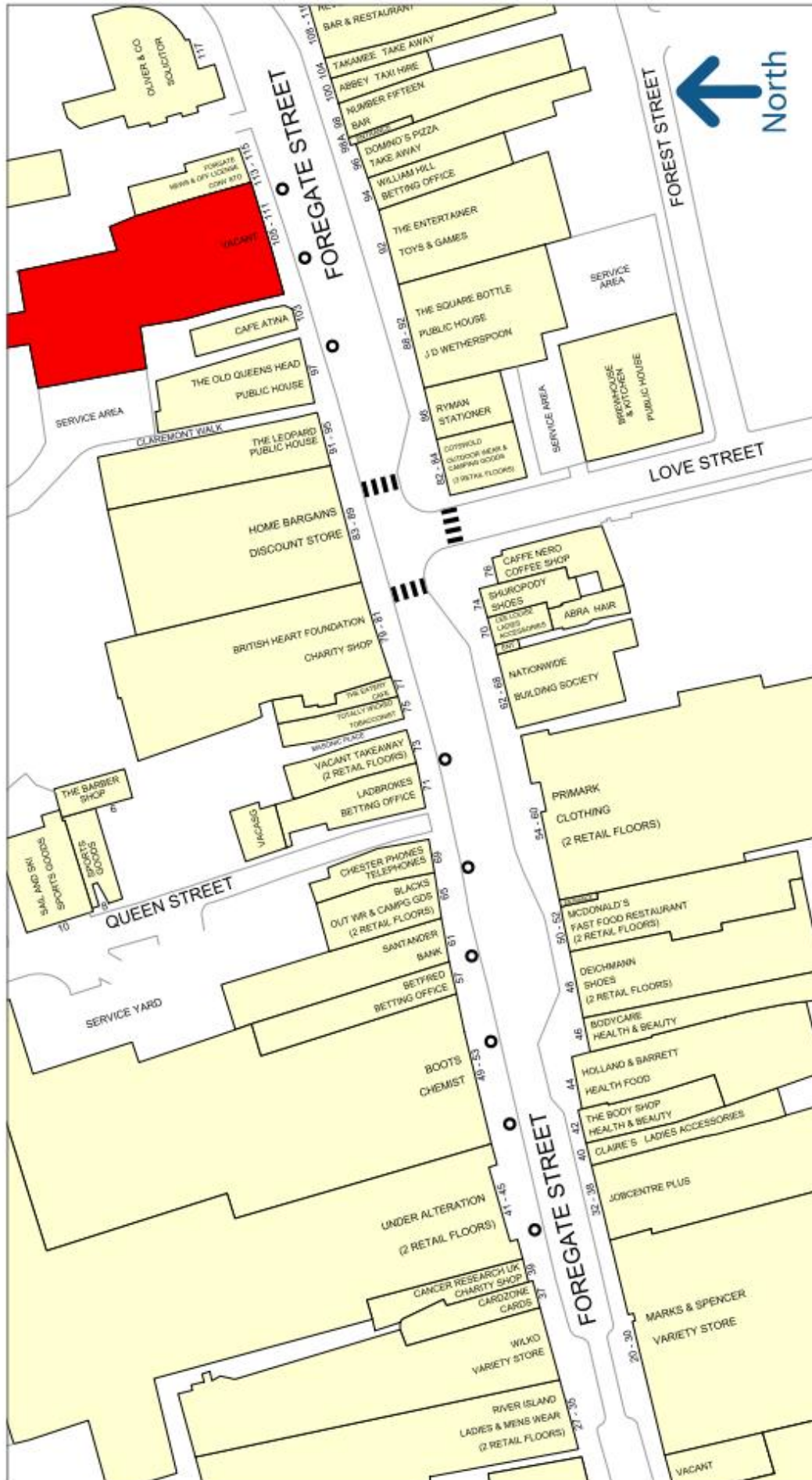
☎ 07977 998826

✉ lloyd.entwistle@colliers.com

Subject to Contract

05.06.25 (V4)

Chester



Experian Goad Plan Created: 27/07/2023
 Created By: Kenney Moore
 For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

50 metres
 Copyright and confidentiality Experian, 2022. © Crown copyright and database rights
 2022. OS 100019885

