

TO LET



49a St Werburgh Row, Chester, CH1 2DY



260 sq ft
Ground Floor Area



£27,500 pax
Rent



£8,800
Rates - RV



TBC
EPC

- Grade II Listed Building
- Due to be refurbished
- Close to Northgate Market development
- Scope to create outside seating area subject to Local Authority approval

LOCATION

Chester is located approximately 190 miles north west of London, 44 miles west of Manchester and approximately 20 miles south of Liverpool

St Werburgh Street is a retail location within Chester City Centre, which runs between the prime retail pitches of Eastgate Street and Northgate Street.

The property sits within an attractive section of St. Werburgh Street which overlooks Chester Cathedral.

49a St Werburgh Row

Chester CH1 2DY



Description

Occupying a prominent corner position opposite the entrance to Chester Cathedral, the premises are arranged on ground and basement levels and previously traded as jewellers.

Accommodation	Sq Ft	Sq M
49a St Werburgh Row		
Ground Floor	260	24.15
Basement	305	28.33
TOTAL	565	52.48

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£27,500 per annum exclusive of Rates, Service Charge and all other outgoings.

Rates

Rateable Value April 2026 Onwards: £8,800

It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

Legal costs

Each party to be responsible for their own legal costs.

EPC

Energy Performance Certificates have been commissioned and will be available for inspection shortly.



49a St Werburgh Row Chester CH1 2DY



For further information please contact:



Peter Burke
M: 07798 576790
E: peter.burke@masonowen.com

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

https://www.rics.org/globalassets/rics-websites/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.

We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. September 2026



7th Floor, 20 Chapel Street,
Liverpool, L3 9AG

0151 242 3000
masonowen.com

Mason Owen & Partners Limited: Reg No. 1426226.
Reg Office: 7th Floor, 20 Chapel Street, Liverpool, L3 9AG,

Authorised and regulated by The Financial Conduct Authority.
Partners list is available upon request.

