



FOR SALE

6 St John Street, Chester, CH1 1DA

A substantial city centre office building with secure parking
7,700 sq ft (715.4 sq m)



Description

A substantial Grade II listed city centre office building originally constructed around the mid 18th century and subsequently extended to the rear c. 1975.

The accommodation is predominantly open plan although some internal non-structural partitioning has been installed to create private rooms.

A full set of floor plans is provided on the following pages.

Accommodation

The property provides the following approximate floor areas:

| | NIA sqft |
|--------------------|--------------|
| Basement | 921 |
| Upper Ground Floor | 2,396 |
| First Floor | 2,249 |
| Second Floor | 1,673 |
| Third Floor | 458 |
| Total | 7,697 |

Terms

The freehold interest is offered for sale with vacant possession.

Title number CH181050

Offers in the region of £1,000,000 + VAT are sought.

Title documentation available upon request.

Price

Offers in the region of £1,000,000 + VAT.

Parking

The property has a secure basement car park for c 4-5 vehicles with roller shutter door. The car park is accessed via a side street.





Business Rates

The property has a rateable value of £63,500 with rates payable approximately £33,000.

Energy Performance Certificate

The property has an EPC rating of C-69.

Plans/Photographs

Any plans or photographs that are forming part of these particulars were correct at the time of preparation and it is expressly stated that they are for reference rather than fact.

Legal Costs

Each party is responsible for their own legal costs.

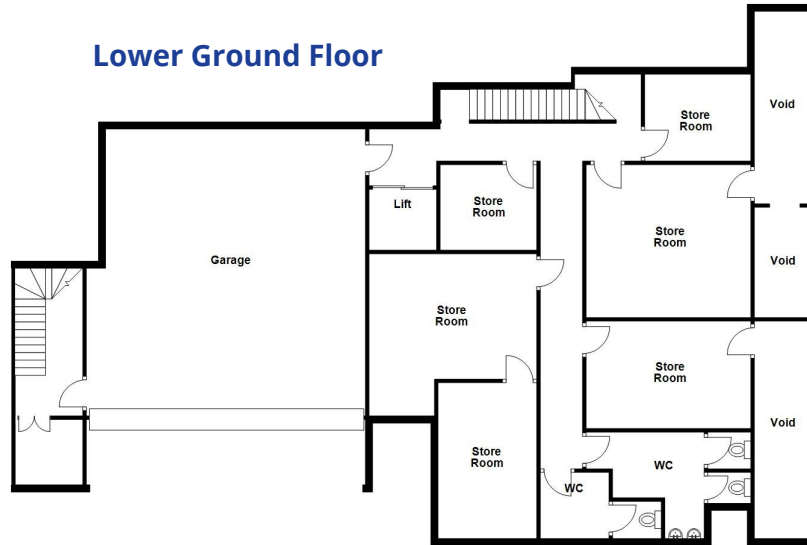
VAT

VAT is payable.

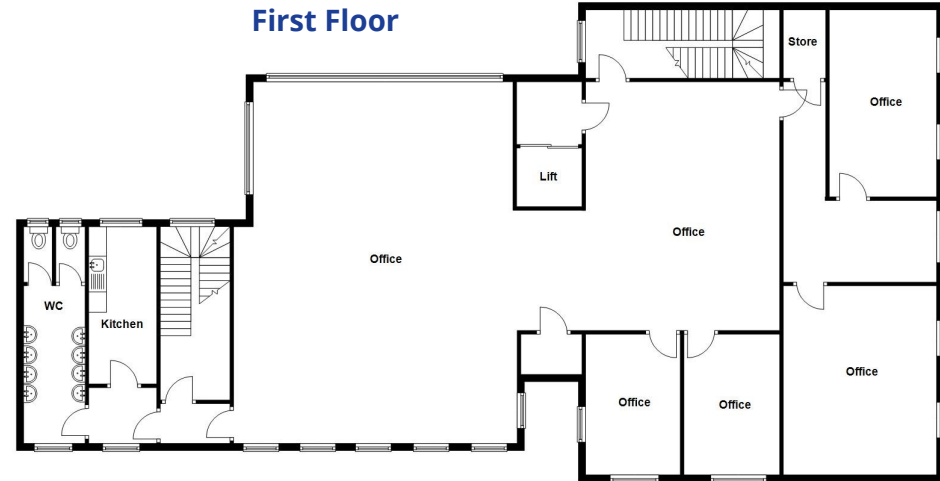
Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

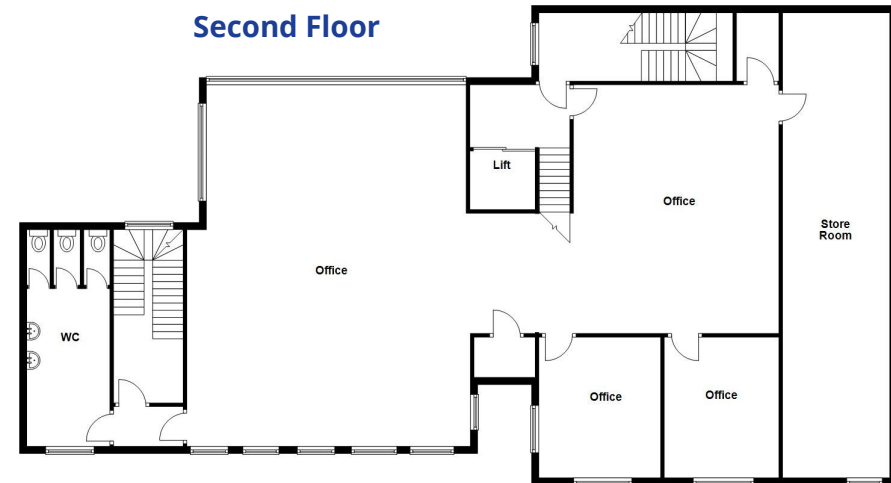
Lower Ground Floor



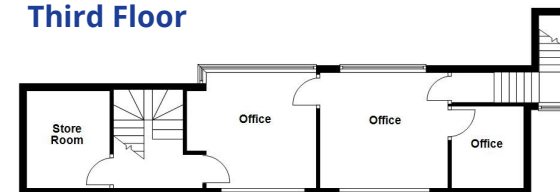
First Floor



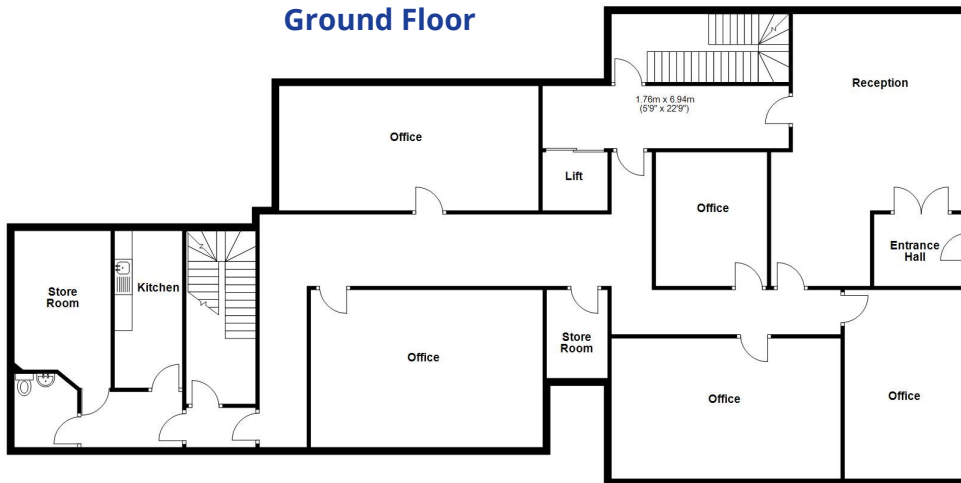
Second Floor

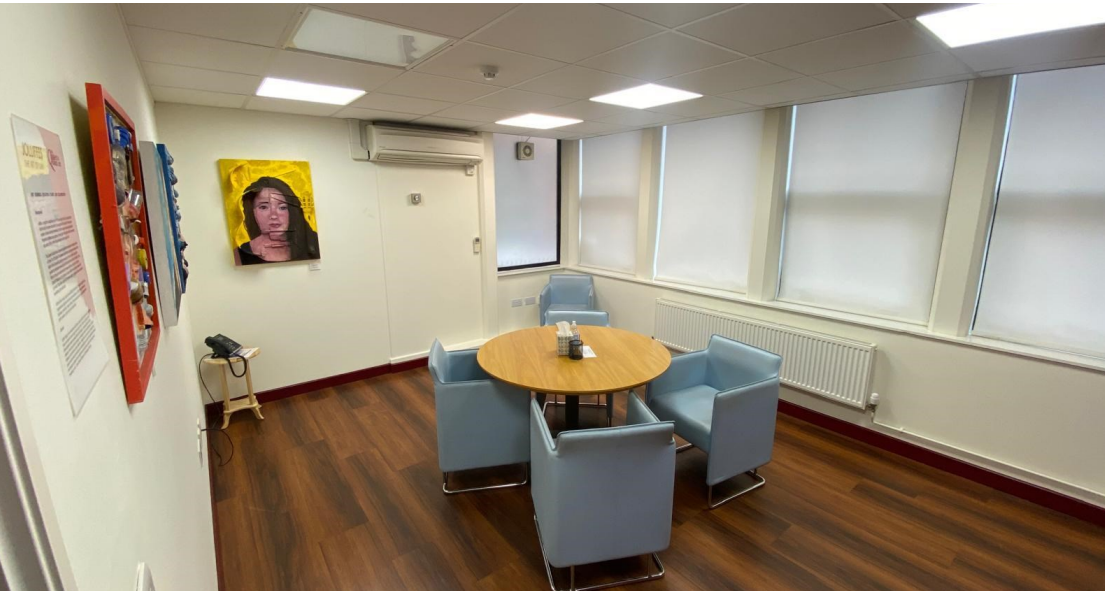


Third Floor



Ground Floor

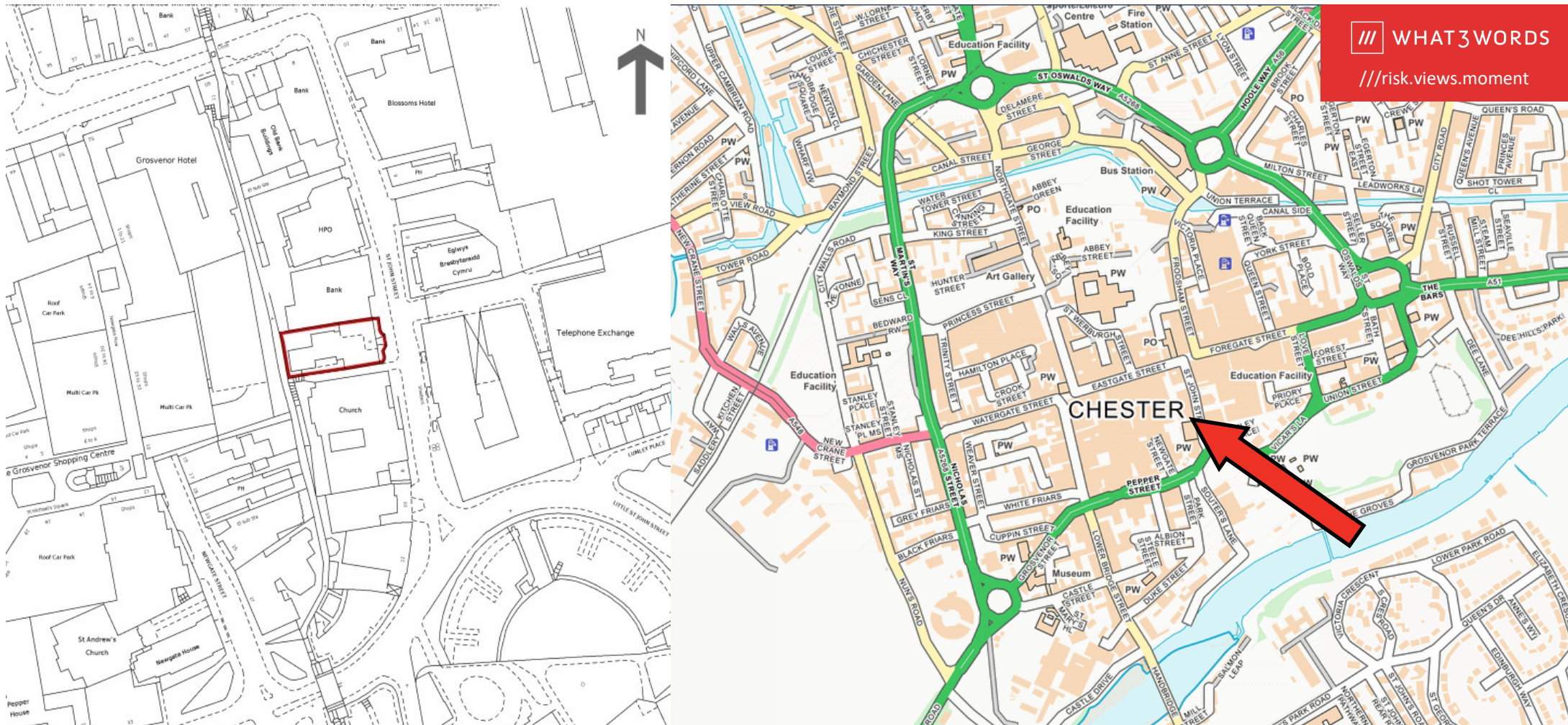




Location

The premises are prominently situated at 6 St John Street, in the heart of Chester city centre. St John Street serves as a key thoroughfare, linking Foregate Street - one of Chester's primary retail destinations - with Little St John Street, which forms part of the city's inner ring road.

This location benefits from high footfall and vehicle traffic, offering excellent visibility and easy access. As a busy connector to the main shopping area, it places the property within close proximity to a wide range of retail, dining, and professional amenities, making it an ideal spot for businesses seeking central positioning and convenience.



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DATE PREPARED: **JUNE 2025**



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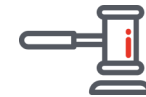
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