Waterside Setting

3 units totalling 12,415 sqft (capable of subdivision)

Available to let or long leasehold sale
164,600 primary catchment
37.3% catchment from
top 3 most affluent
ACORN groups

Cheshire Business Quarter
to grow 4,000 jobs in the next 15 years

31 million tourists
to Chester & Cheshire West p.a.

18,000
university students
LOCATION
Tower Wharf is within a 5 minute walk to Chester city centre, located just outside the historic Roman walls within a densely populated residential area.

The development overlooks the Shropshire Union Canal and a historic canal basin, close to the popular Telford’s Wharf public house. The area is part of a conservation area as it is one of the best surviving examples of a canal port in the country and attracts many visitors.

Tower Wharf comprises a mixed-use regeneration scheme, with retail/restaurant/office accommodation at ground floor. Units have active south-west facing frontages, all surrounding a picturesque canal basin.

The Towpath, a student accommodation development sits immediately adjacent to the site. A design-led scheme with a variety of en-suite rooms and studios accommodating up to 335 students, which is due to complete in summer 2017.

PLANNING CONSENT
The ground floor units are available with A1, A3, A4 and B1 planning consent

TERMS
Units are available by either

- New 25 yr FR&I leases with the provision for rent reviews at 5 yearly intervals
- Long lease expiring May 3006 (989 years unexpired) at a peppercorn

RENT / PREMIUM
On application

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction

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TOWER WHARF

ACCOMMODATION
The ground floor accommodation is split into 3 separate blocks providing a total area of 12,415 sq. ft.

Block B3 – 5,000 sq. ft.
Block B4 – 3,928 sq. ft.
Block B5 – 3,487 sq. ft.

Finished to a developer’s shell, the accommodation is flexible and is capable of occupation in smaller units. Where required each unit will have the benefit of external seating.

For further information please contact:

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