

PRIME DEVELOPMENT OPPORTUNITY

72-76 FOREGATE ST. CHESTER • CH1 1HA



RAPLEYS



LOCATION

The site is prominently positioned on the junction of Foregate Street and Love Street, just moments from Eastgate Street, Chester's prime retail footfall and home to iconic landmarks and Tudor style buildings. This highly visible central location benefits from strong residential footfall, with Eastgate Street forming the city's principal shopping district.

Chester is an historic Cathedral City with origins dating back to the Roman era and is widely recognised as one of the North West's most established and attractive tourist destinations. Its rich heritage, combined with a vibrant retail and leisure offering, underpins its enduring appeal to visitors, businesses, and residents alike.

The city supports a substantial and diverse economy, driven by a strong tourism sector, alongside financial services and an expanding professional sector.

Chester has recently been ranked as the 6th best city in the country to live and build your career in, based on metrics relating to jobs, business opportunities and housing costs.

The city offers access to multiple highly rated schools across primary and secondary education, making it a popular choice for families.

The city enjoys excellent road connectivity, situated adjacent to the M53 and to the south of the M56, providing convenient access to both Liverpool and Manchester. Chester also offers direct rail services to Liverpool and Manchester, together with direct services to London Euston in just over two hours. Manchester International Airport is located approximately 33 miles (53 km) to the north-east via the M56.

THE SITE

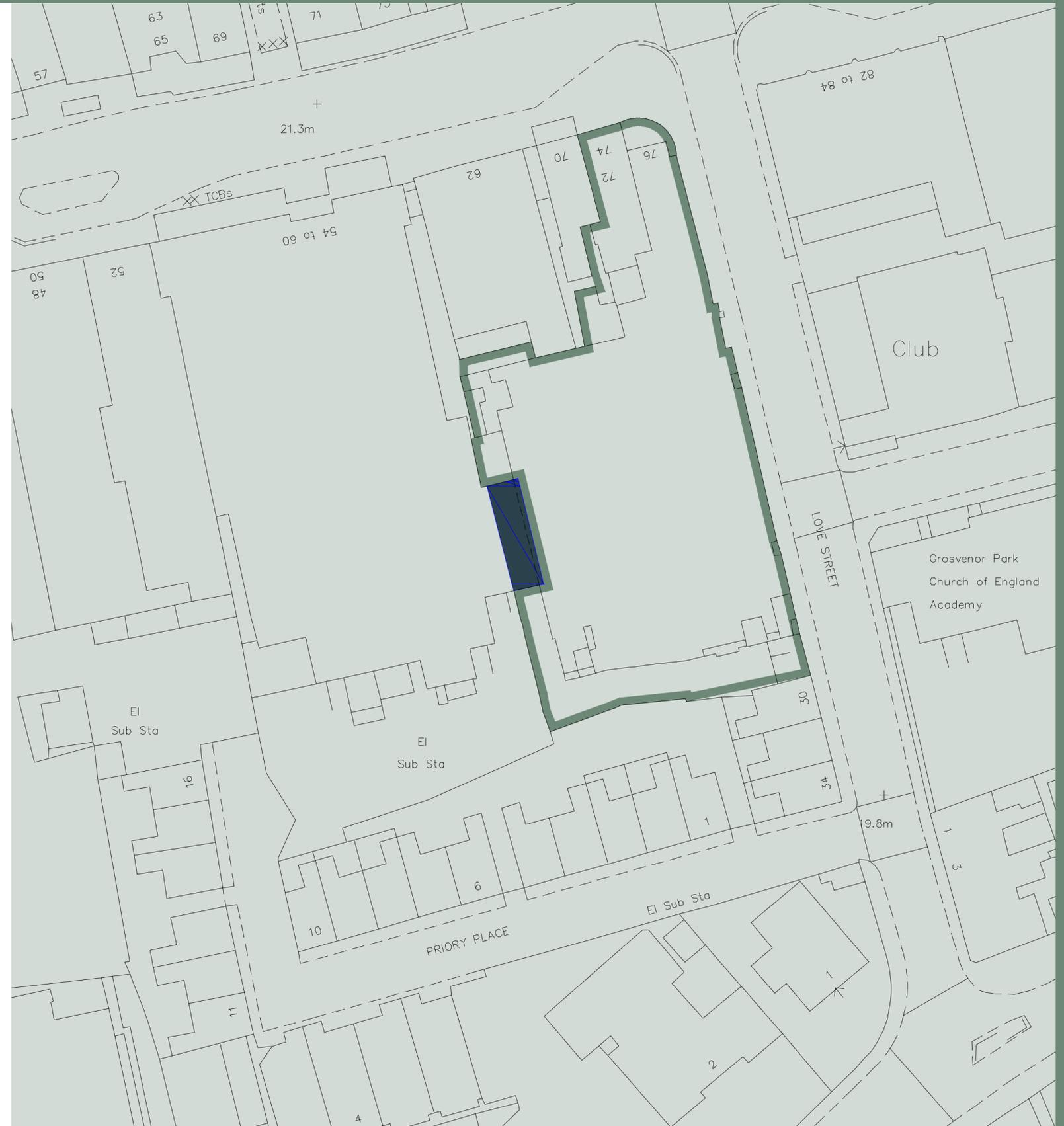
The site is located on Foregate Street, immediately adjacent to Eastgate Street in a mixed-use area. Surrounding occupiers include Primark, M&S, Boodles and boutique outlets, reflecting a well-established town centre environment with a broad range of amenities.

The site consists of the former cinema as well as the site let to Caffè Nero and the former Shuropody Chiropody Clinic, which both front the established Foregate Street, one of Chester's main city-centre streets.

The site previously occupied by the former cinema is suitable for a variety of alternative uses, subject to the necessary consents.

Access to the former cinema is via Love Street, a one-way street providing both vehicular and pedestrian access. A small yard area is located to the south of the building, supporting servicing and access requirements. Both retail units can be accessed via Foregate Street.

The site is predominantly covered by the existing building's footprint, providing an efficient use of the plot within this central and highly accessible urban location.





ACCOMMODATION AND TENANCIES

Tenure

The site will be transferred subject to the existing tenancy at Caffè Nero, with the former Shuropody Chiropody Clinic currently vacant. The Caffè Nero lease commenced on 15 January 2013 for a term of 15 years, expiring on 11 January 2030, with a passing rent of £50,000 pa. The lease is excluded from s24-28 of LTA 1954. The lease allows use as a coffee shop/Class A1 retail, with landlord consent required for any alternative uses, such consent not to be unreasonably withheld.

Areas

72-74, Foregate Street comprises of 209.6 sqm (2,256 sqft) of accommodation spread over 3 floors. 76 Foregate Street comprises of 167 sqm (1,798 sqft) of accommodation across the ground floor with the rear, formerly a cinema, having a footprint of approximately 2,346 sqm (14,492 sqft).

PLANNING

The site is located within Chester City Centre where the Local Plan supports a range of town centre uses including retail, offices, tourism and residential accommodation.

The former cinema is situated outside the defined shopping frontages along Foregate Street, which provides a greater degree of flexibility for redevelopment proposals, subject to the appropriate consents. The two retail units fronting Foregate Street are designated as primary shopping frontages.

The site is located within the Centre Conservation Area, with multiple Grade II listed buildings within close proximity to the site. Redevelopment of the site will need to have regard for these heritage assets. Interested parties should make their own planning enquiries with Cheshire West and Chester Council to establish the acceptability or otherwise of any development proposals.

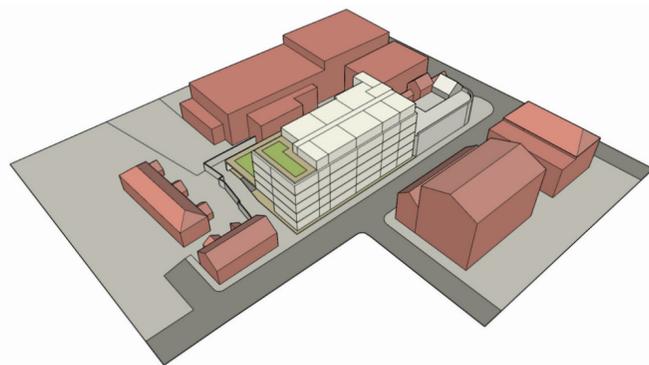
POTENTIAL REDEVELOPMENT

Architects' drawings have been prepared for an illustrative apartment led residential redevelopment on the former cinema site, demonstrating the site's potential for alternative use, subject to the necessary consents. The proposals explore the delivery of up to 47 apartments, arranged across two alternative scheme options.

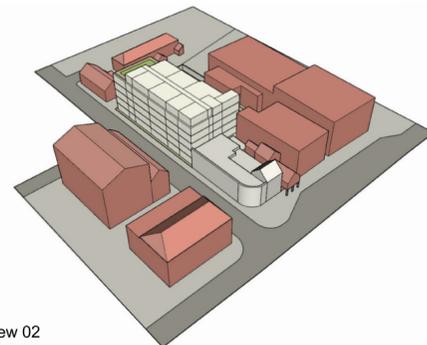
As shown on the right, the scheme provides 11 one-bedroom, 31 two-bedroom and 5 three-bedroom apartments. An alternate scheme has also been prepared with an additional one and two bedroom apartment.

Both illustrative schemes incorporate on-site parking provision.

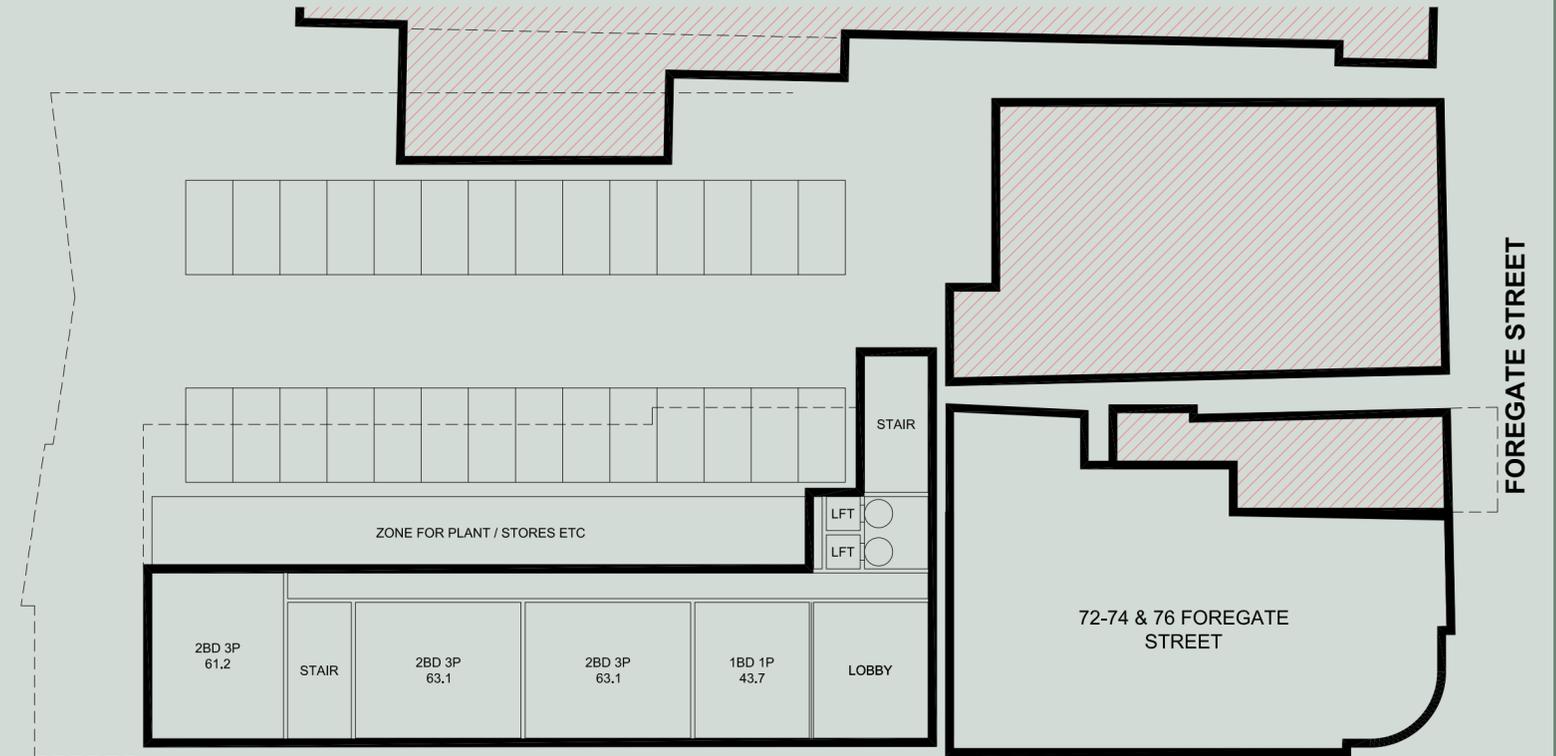
Further feasibility schemes have been conducted for retirement and student redevelopment ranging from 50 – 63 units and 134-177 units respectively, demonstrating the utility of the subject site.



3D View 01

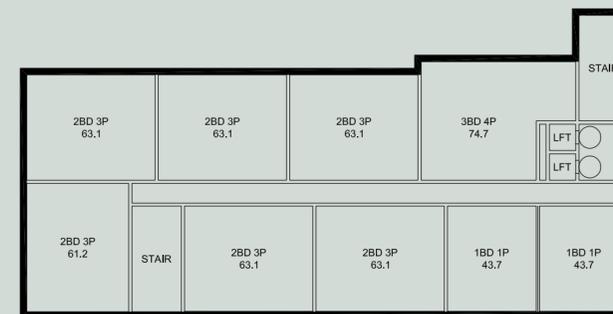


3D View 02

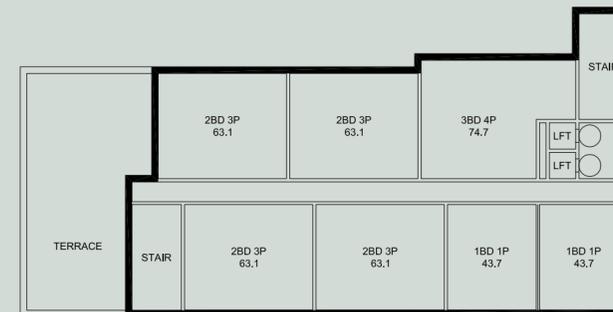


LOVE STREET

Ground Floor 1:200 @ A0



First, Second, Third and Fourth Floors 1:200 @ A0



SCHEDULE OF ACCOMMODATION

	1 BD 1P 43.7 sqm	2 BD 1P 61.2 sqm	3 BD 3P 63.1 sqm	3 BD 4P 74.7 sqm
L5	2	–	4	1
L4	2	1	5	1
L3	2	1	5	1
L2	2	1	5	1
L1	2	1	5	1
L0	1	1	2	–
TOTAL	11	5	26	5
47 UNITS	11x 1BD	31x 2BD	5x 3BD	
SPLIT	23%	65%	10%	
NET	480	306	1,640	373.5
			2,800 sqm	
GROSS			3,725 sqm	
				67% NET:GROSS

GENERAL

Services

All main services are available to the site. Interested parties should make their own enquiries as to the capacity of these services.

VAT

VAT will be chargeable at the prevailing rate.

EPC

72-74 Foregate Street has an EPC rating of C, valid until 1 July 2032

Business Rates

72-74 Foregate Street has a current Rateable Value of £34,750 from 1 April 2026, reducing to £27,250 thereafter.

76 Foregate Street has a current Rateable Value of £38,000 from 1 April 2026, reducing to £30,250 thereafter.

Offers

All submissions should include the following information:

- Anticipated timeframe of Exchange and Completion
- Confirmation of deposit amount/percentage
- The identity of the purchaser, along with any appropriate supporting information including the ultimate owner or parent company, structure and registered office
- Confirmation of funding proposals and any third-party approvals required. Please provide proof of funds
- Provide details of any elements of conditionality within the proposal or any assumptions made
- Provide details of the solicitors who will be acting on your behalf in this transaction.
- Our client reserves the right not to accept the highest or any other offer received. Offers should be submitted by email to Angus Irvine and Serena Esses by 12 noon on 30th April 2026.

AML Checks

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings and Further Info

Viewings are strictly by appointment only.

Please contact the selling agent for further information:



Serena Esses

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Angus Irvine

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