



## The Hotel Chester

19 Newgate Street, Chester, CH1 1DE

**Tenure:** Freehold

**Price:** Offers over £3,200,000

**Ref:** 96499

**SP** Sidney  
Phillips  
Leisure & Hospitality Specialists



## Key Features

- Chester city centre
- Refurbished Grade II listed building
- 16 luxury, self-contained apartments
- Restaurant/bar leased at £36,000 plus VAT pa
- PP granted for an additional seven apartments
- EBITDA year ended April 2026: £336,707

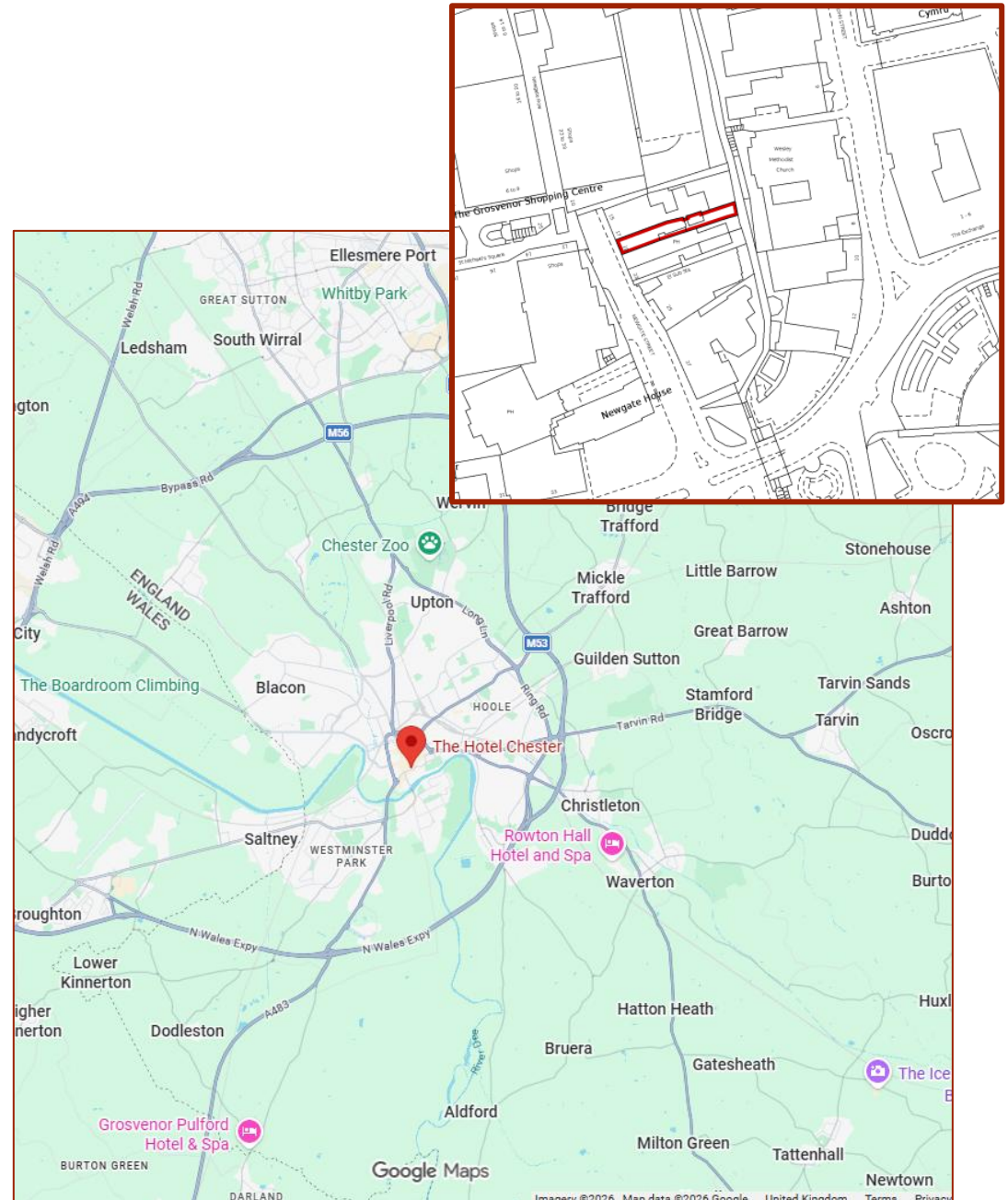
## Location

The Hotel Chester is nestled in the heart of Chester, within the city walls. The property is the perfect base from which to explore the city's many attractions including its racecourse, its Roman amphitheatre and its cathedral, as well as The Rows, a world-famous 700 year-old galleried walkway which sits in the centre of Chester's main shopping district. In addition to its many cultural attractions, the city has a wide range of bars and restaurants.

Chester is easily accessible from Liverpool and Manchester and is the hub for a number of major roads including the M53 to the Wirral, the M56 to Manchester and the A55 to North Wales. Chester train station provides national rail services.

## The Property

The Hotel Chester incorporates 19 - 21 Newgate Street, a pair of Grade II listed, three storey buildings of brick construction in the heart of the city's conservation area. The property has been subject to huge investment over the past eight years and is now a 5\* Aparthotel offering 16 stunning, individually styled rooms. The premises incorporates The Flat Earth Bar, formerly the Plumber's Arms pub.





### Ground Floor

Welcoming RECEPTION AREA with sofa seating and a reception desk, leading to apartments which are set over the ground, first and second floors.

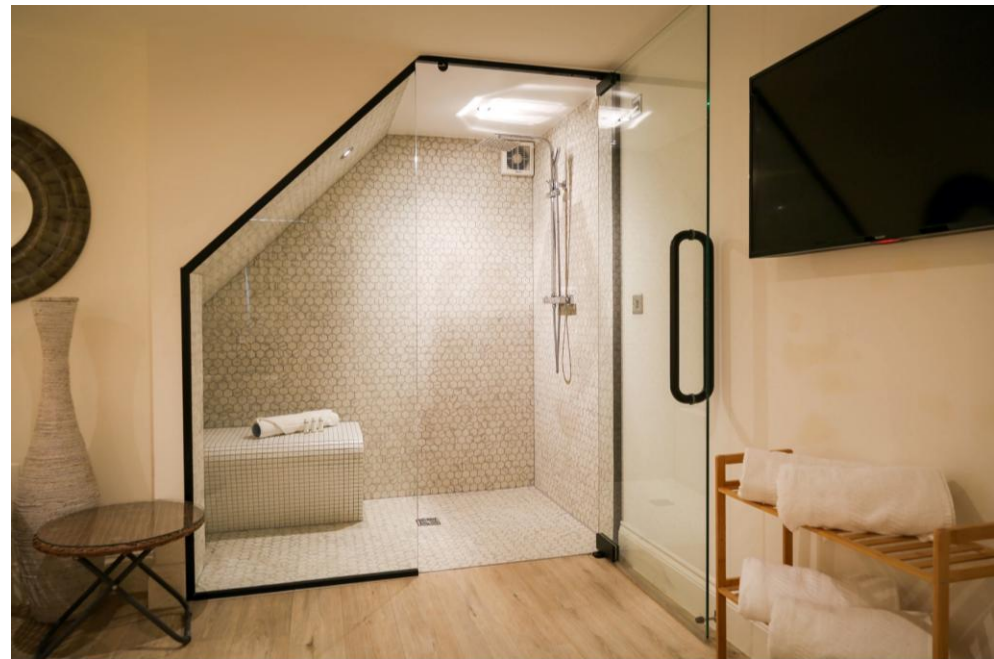
**THE MONEYPENNY:** a penthouse style apartment featuring a rainfall couple's shower.

**THE RALPH:** inspired by the essence of vintage Americana, featuring a king size bed and a sofabed.

**THE ELEGANCE:** a king size room featuring a one-of-a-kind deep gold and copper tub, plus a rainfall shower.

**THE TROPICAL:** a king size room set in a lavish and extravagant apartment featuring a couple's rainfall shower.





**THE SPA:** a king size room featuring a steam room shower.

**THE ROSE:** a cosy, warm and inviting king size room.

**THE TREEHOUSE:** sleeps 4 with two luxury king size beds, a walk-in rainfall shower and a fully-equipped kitchenette.

**THE POLO:** a king size room with a walk-in rainfall shower (pictured).





**THE 1762:** with one superking size and one king size bed to sleep 4. The room features a small outdoor area as well as a walk-in rainfall shower.





**THE KNIGHTSBRIDGE:** a stunning, self-contained studio apartment with an elegant bathroom, a superking size bed and a walk-in rainfall shower (*pictured*).

**THE SECRET GARDEN:** offers a superking size bed plus children's den, a sofabed and a walk-in rainfall shower. Sleeps 4. This room is one of Hotel Chester's closest guarded secrets, offering hidden luxury.

**THE EMERALD:** a king size room with a walk-in rainfall shower.

**THE ZOO:** a one-bedroom apartment which sleeps 2 with a king size bed and a walk-in rainfall shower.

**THE SAFARI:** a king size room featuring a walk-in rainfall shower and a jacuzzi and a glazed roof.

**THE FLAMINGO:** a one-bedroom apartment which includes a separate kitchen and dining area, a king size bed with a walk-in rainfall shower and a deep black and copper bath.

**THE BOUQUET:** a king size room with a walk-in rainfall shower.



All rooms are individually styled and decorated and furnished to a very high standard and include TVs, premium teas, coffees and biscuits, a mini bar, ironing and hair drying facilities and superfast WiFi.

Ancillary areas include a MANAGER'S OFFICE and a BASEMENT which houses a STOREROOM and a BOILER ROOM.

THE FLAT EARTH BAR/RESTAURANT: occupies the ground floor of 21 Newgate Street and has an open-plan trade area for 40+. Bar servery. LADIES' and GENTLEMEN'S TOILETS. Rear, split-level TRADE PATIO backing onto the city walls.

## External

A coach entrance/hall with LED lighting runs between the ground floor of the two buildings and leads to an enclosed TRADE GARDEN with seating for approximately 30.

## The Business

The Hotel Chester is a luxury 5\* Aparthotel comprising 16 stunning and individually styled apartments in the heart of Chester city centre. The hotel offers various packages including: a Gold Romance Package, a Platinum Romance Package and an Ultimate Romance Package. The Flat Earth bar generates a rental income of £36,000 per annum plus VAT and is held on a five-year, full repairing and insuring lease which is opted out of Part II of the 1954 Landlord & Tenant Act. The business sees consistent, year-round trade and collaborates with many local businesses including Boodles (the sponsor of the May Festival at Chester Races).

## Planning Permission

Planning permission has been granted for seven additional apartments set over three storeys to the rear of the building which will add substantial value and trading potential. Cheshire West and

Chester Planning Reference No. 18/01456/FUL. The building also holds C2 Class Use which offers potential for conversion to residential apartments.

## Tenure & Price

**FREEHOLD OFFERS OVER £3,200,000** to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## Licenses

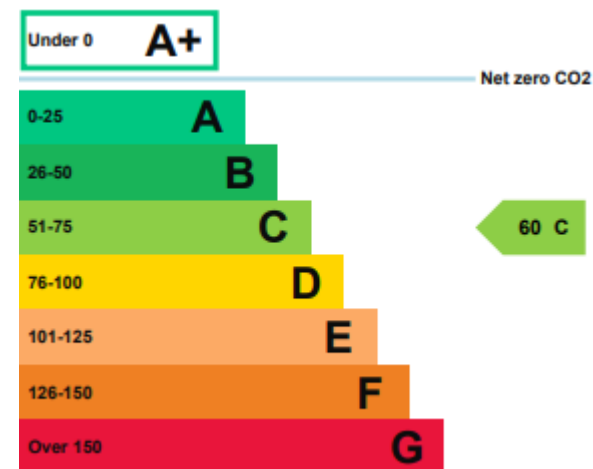
A premises licence is held.

## Services

All mains services are connected.

Rateable Value: £182,000.

Local Authority: Cheshire West & Chester Council.





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## Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.