

Project Roman



OLD PALACE
CHESTER

Elegance encapsulated

The Old Palace, Little St John Street, Chester, CH1 1RB

Please visit our on-line data site for further information at www.projectroman.com

“Overlooking the River Dee and with Roman ruins behind, the Old Palace Chester is a stunning, award-winning wedding venue, renovated and refurbished to the highest standards where rich history meets contemporary style to make a truly unique venue.”

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Investment Highlights



Exceptional exclusive-use wedding venue



18th Century Grade II* listed property overlooking the River Dee



Only 100m from Chester city centre



Comprehensive c. £4m renovation and refurbishment undertaken



23 immaculate ensuite bedrooms including feature Honeymoon suite



Self-contained Ballroom (c.150) and Ceremonial Room (c.110)



South-facing Garden Terrace and River Kitchen (c.200)



Dedicated on site car parking (c.50)



Operated under management with 122 events delivered in 2022 (first full year of trading)



Significant opportunity to grow Events, F&B & Accommodation revenue lines

Situation & Location

Chester (population c. 89,000) is an attractive and affluent historical cathedral city, a long-established tourist destination and the administrative centre for the county of Cheshire.

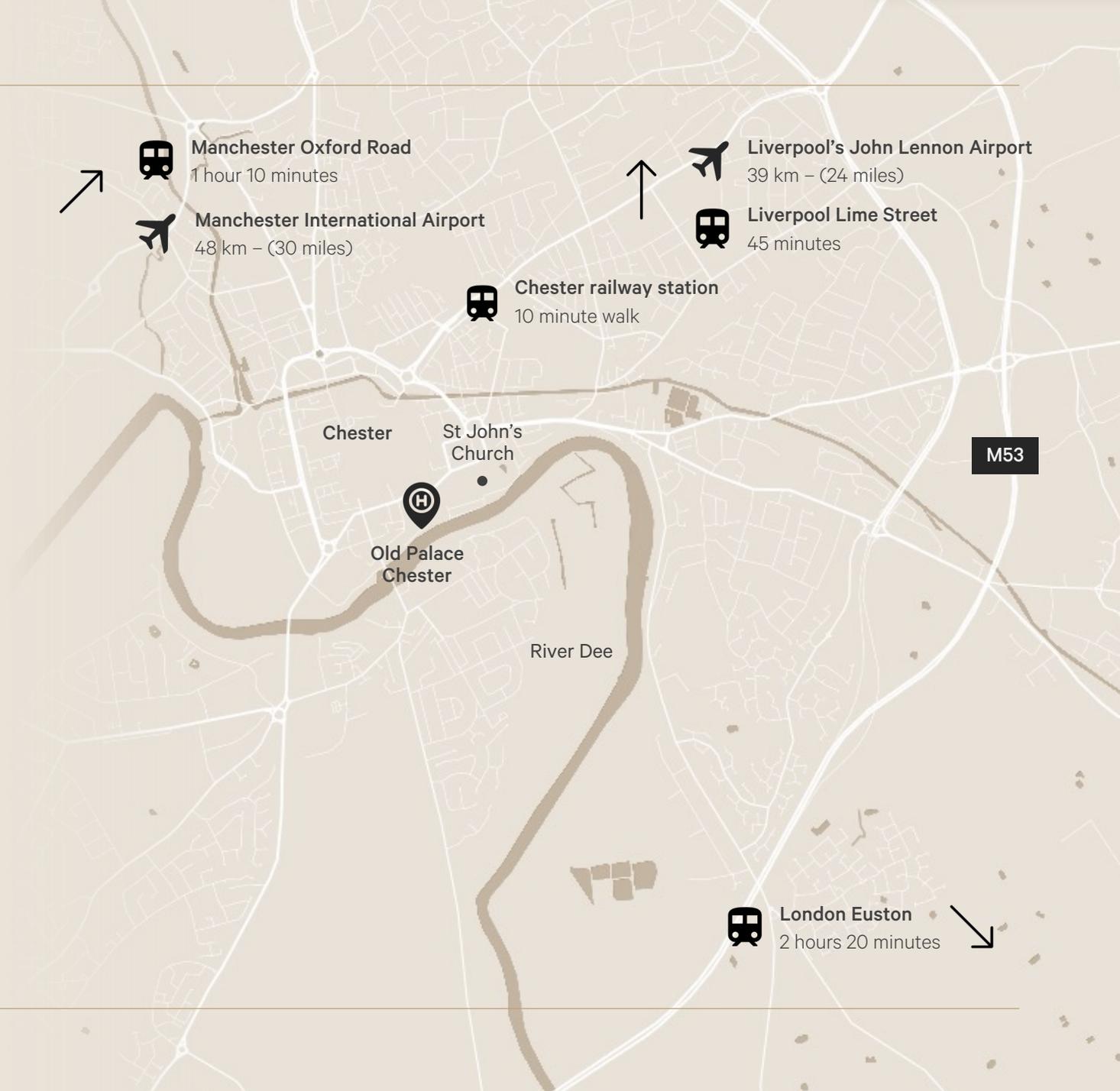
The city is located approximately 72 km (45 miles) southwest of Manchester and 21 km (13 miles) south of Liverpool and benefits from excellent road communication links, with the M53 motorway accessed via junction 12, situated approximately 5km (3 miles) to the east. The M53 provides direct access to the Wirral in the northwest, the M56 motorway and the national motorway network via the M6.

Manchester International Airport is situated approximately 48 km (30 miles) to the east and Liverpool's John Lennon Airport situated 39 km (24 miles) to the north.

Rail access to London Euston (2 hours 20 minutes), Liverpool Lime Street (45 minutes) and Manchester Oxford Road (1 hour 10 minutes) is provided by a regular service.

The Property enjoys extensive south facing views over the River Dee from its elevated position and is situated within 100m of Chester city centre.

The immediate vicinity is one of the most culturally and historically important areas of the city being home to the original Roman amphitheatre, the Handbridge over the River Dee and St John's Church.



Asset Overview

HISTORY

The Old Palace was originally constructed in 1745 for Samuel Peploe, the Bishop of Chester. The Grade II* listed Property was completed in 1751 and was substantially expanded in the 18th Century and again in the 19th Century.

It became the official residence of the Bishop of Chester in 1865 and continued to be used for this purpose until the 1920s when it was converted for use as a YMCA hostel. The YMCA occupied the property until the 1980s when it was converted to office use.

Following the acquisition of the property in 2018, a substantial programme of renovation and refurbishment costing in the region of £4m has been implemented to bring the property to its current high standard of presentation.

INTERNAL

The Property offers 23 bedrooms and suites in a very high standard, including a honeymoon suite, The Palace Suite, featuring bow window and intricate Rococo plaster work ceiling. There are two large function suites, The Ballroom and The River Room, with a maximum capacity of 286 combined.

EXTERNAL

The Property sits on an enclosed and elevated south-facing plot extending to approximately 0.43 hectares (1.07 acres).

Access via electronic security gates leads to a block paved parking area adjacent to **The Garden Terrace**, which leads down to a lower-level car park, with access on foot to the Groves and river path walk. Car parking for approximate 50 vehicles is provided.

The **River Kitchen** provides an informal/alfresco dining option with pizza oven and barbeque, with the terrace area capable of accommodating approximately 200 guests.



Sale Process & Price

SALE STRUCTURE

Our client's preference is to sell the business by means of the sale of 100% of the issued share capital of the owning company.

PRICE

Offers in Excess of £5.5m

TENURE

The Property is owned freehold under title number CH278899.



Contacts

Further information is available via a data room at www.projectroman.com. Interested parties are required to accept the terms of an on-line confidentiality agreement.

All enquiries relating to this exceptional opportunity should be directed to:



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