

# CHESTER

## 44-50 BRIDGE STREET ROW

AVAILABLE BY WAY OF A NEW LEASE

### Location

The property is located on Row level of the pedestrianised section of Bridge Street within Chester town centre.

The property is located above **Yo! Sushi**, **Flight Centre** with other occupiers in the near vicinity including **Slug & Lettuce**, **Nandos**, **Carluccios**, **Scotts** and **Café Rouge**.

### Accommodation

The property is arranged on basement and ground floors having the following approximate areas and dimensions:

Internal Width	69' 10"	21.29 m
Row Level Sales	5,939 sq ft	551.8 sq m
Row Level Ancil.	213 sq ft	19.8 sq m
2 <sup>nd</sup> Floor Store	2,156 sq ft	200.3 sq m
2 <sup>nd</sup> Floor Office	71 sq ft	6.6 sq m

### EPC

D78

### Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£60,000 per annum exclusive**



### Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:

Rateable Value	£43,000
Rates Payable (16/17)	£30,435.37

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

### Photographs and plans

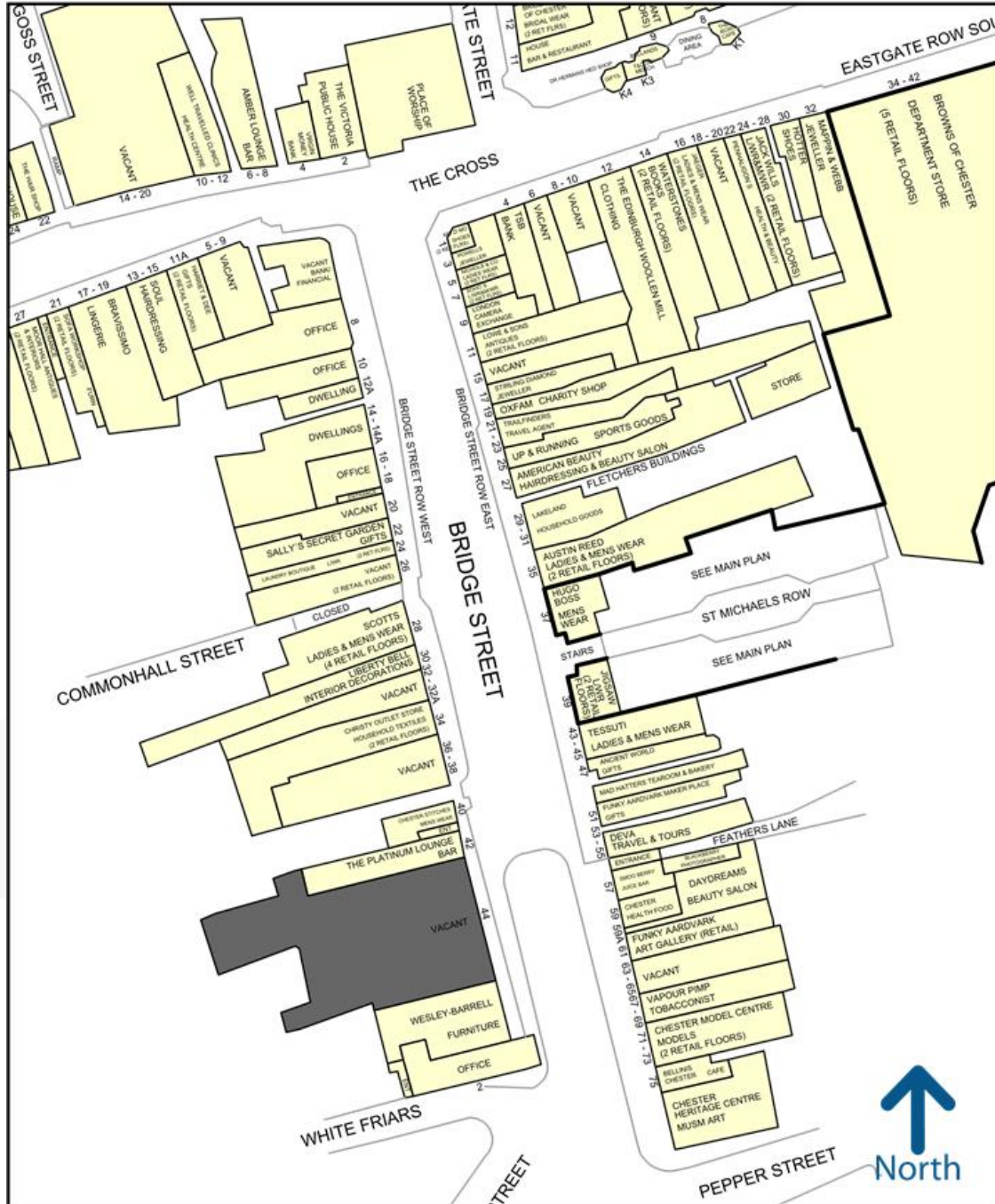
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

### Viewing

Strictly by appointment through Dan Oliver of Emanuel Oliver, 0151 236 2485, [dan@emanueloliver.com](mailto:dan@emanueloliver.com)



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