

CHESTER

**43-45 BRIDGE STREET
ROW**

**CITY CENTRE
RETAIL/LEISURE UNIT**

FOR SALE

Location

The property is situated in a prominent position on Bridge Street Row in the centre of Chester, adjacent to **Jigsaw** and close to retailers **Hugo Boss**, **Ellis Brigham** and restaurants **Cote**, **Carluccio's** and **Nandos**. The property is also close to the entrance into the Grosvenor Shopping Centre.

Accommodation

The property is arranged with sales on row level, sales and storage on first floor and ancillary on second floor. There is also a small basement. The property has the following approximate floor areas:

Row Level	1,516 sq ft	140.84 sq m
First Floor	1,527 sq ft	141.86 sq m
Second Floor	1,756 sq ft	163.13 sq m
Basement	Not inspected	

Terms

The property is available freehold. Alternatively, the vendors may consider a new full repairing and insuring lease.

Price

£500,000

EPC

An EPC is being prepared.

Business Rates

Enquiries to via the Valuation Office confirm the property has a Rateable Value of £37,750.



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.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly by appointment through

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