

CHESTER

50a BRIDGE STREET

AVAILABLE BY WAY OF A NEW LEASE

Location

The property is located on the pedestrianised section of Bridge Street within Chester town centre. The street is becoming increasingly popular with restaurant and café operators with a number of operators having al fresco street dining.

The property is adjacent to **Caffe Nero** and **JoJo Maman Bebe** with other occupiers in the near vicinity including **Flight Centre**, **Slug & Lettuce**, **Nandos**, **Carluccios** and **Five Guys**.

Accommodation

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

Internal Width	12'9"	3.89 m
Widening to	15' 7"	4.75 m
Shop Depth	49' 6"	15.10 m
Ground Floor	602 sq ft	56.0 sq m
Basement	315 sq ft	29.3 sq m

EPC

D78

Business Rates

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

Rateable Value £26,750

Interested parties are advised to make their own enquires on 0300 123 8123.



Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of **£38,000 per annum exclusive**.

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.

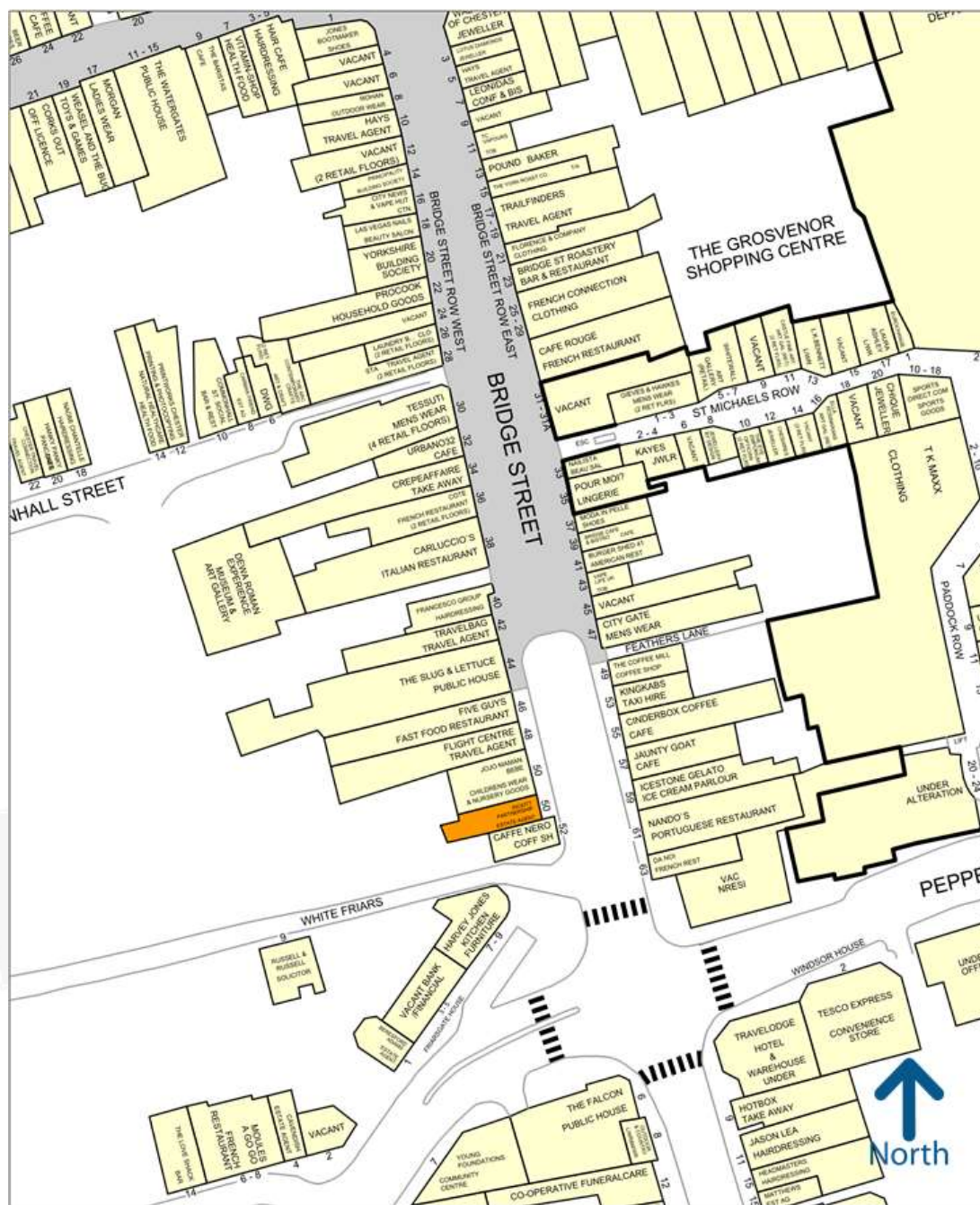
Agents Note

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 Dan Oliver
0151 236 2485

dan@emanueloliver.com



50 metres

Experian Goad Plan Created: 03/12/2020
Created By: Emanuel Oliver Ltd



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) Emanuel Oliver for themselves and the vendors/lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars.