

# CHESTER

## 48 Bridge Street

# TO LET

\* Subject to Vacant Possession \*

### Location

The premises are situated on the edge of the pedestrianised section of Bridge Street within the heart of Chester city centre. The street is popular with restaurant and café operators with a number of operators having al fresco street dining. Nearby occupiers include **Five Guys**, **JoJo Maman Bebe**, **Caffe Nero**, **Slug & Lettuce**, **Nandos**, **Carluccios** and **Crepeaffaire**.

### Lease

Subject to gaining vacant possession, the premises are available by way of a new Full Repairing and Insuring lease.

### Rent

**£65,000** per annum exclusive.

### Business Rates

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

Rateable Value                      £55,500

Interested parties are advised to make their own enquiries with the local authority.

### EPC

B49

### 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.



### Accommodation

<b>Ground Floor</b>	2,330 sqft	216.5 sqm
<b>First Floor</b>	366 sqft	34.0 sqm
<b>Second Floor</b>	535 sqft	49.7 sqm

### 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.

### Legal Costs

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

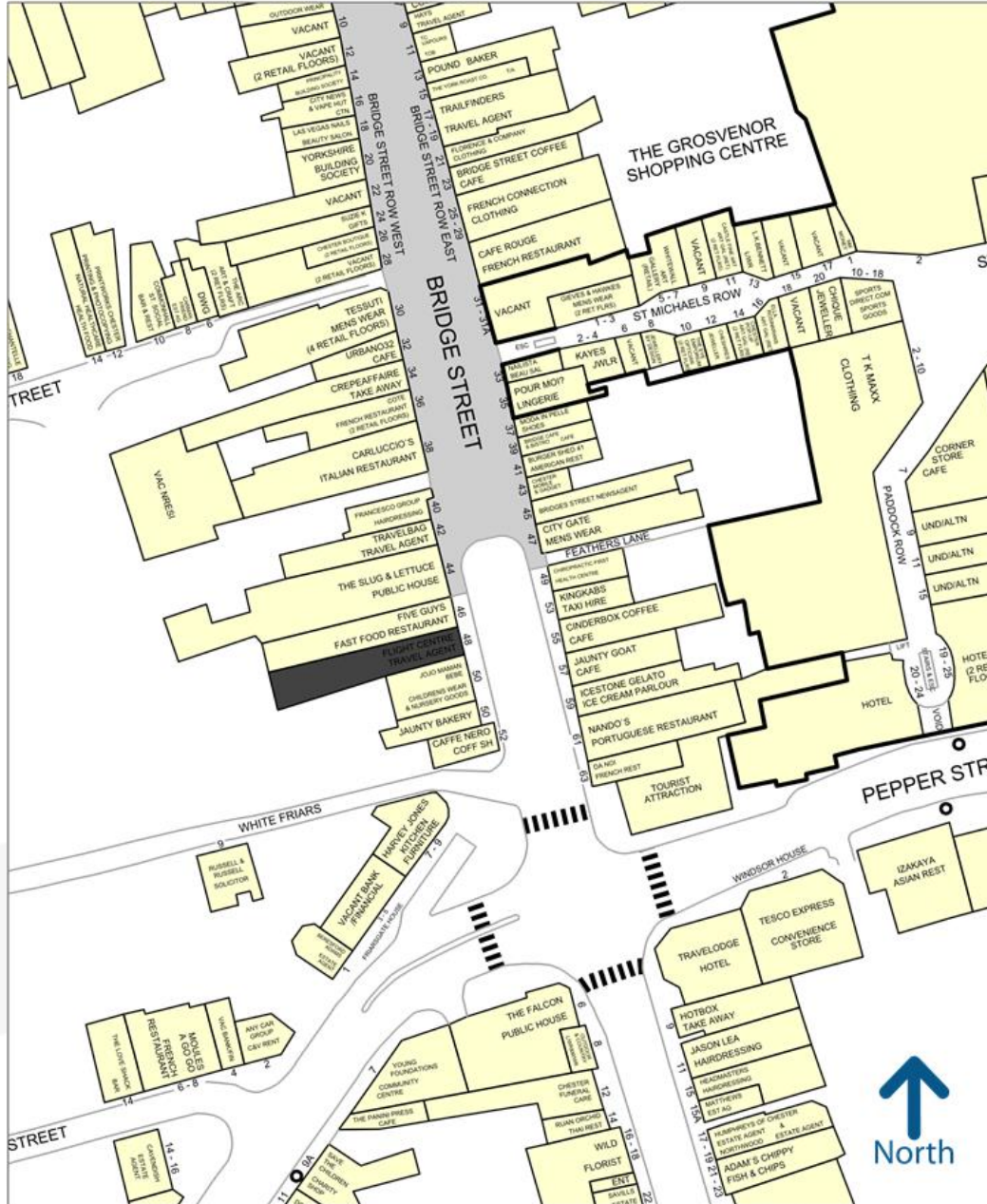
### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

### Viewing

Strictly by appointment via the joint agents:  
Dan Oliver [dan@emanueloliver.com](mailto:dan@emanueloliver.com)  
07816 526089

Or Jackson Criss 020 7637 7100



50 metres

Experian Goad Plan Created: 15/02/2022  
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