

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 adjacent to **Breakout Chester**, above **Five Guys**, **JoJo Maman Bebe**, **Oliver Bonas** with other occupiers in the near vicinity including **Slug & Lettuce**, **Nandos**, **Carluccios**, **200 Degrees Coffee** and numerous independent restaurant operators.

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 nd Floor Store	2,156 sq ft	200.3 sq m
2 nd 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 **£45,000per annum exclusive**



Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:
Rateable Value £50,000

Interested parties are advised to make their own enquiries with the Local Authority.

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

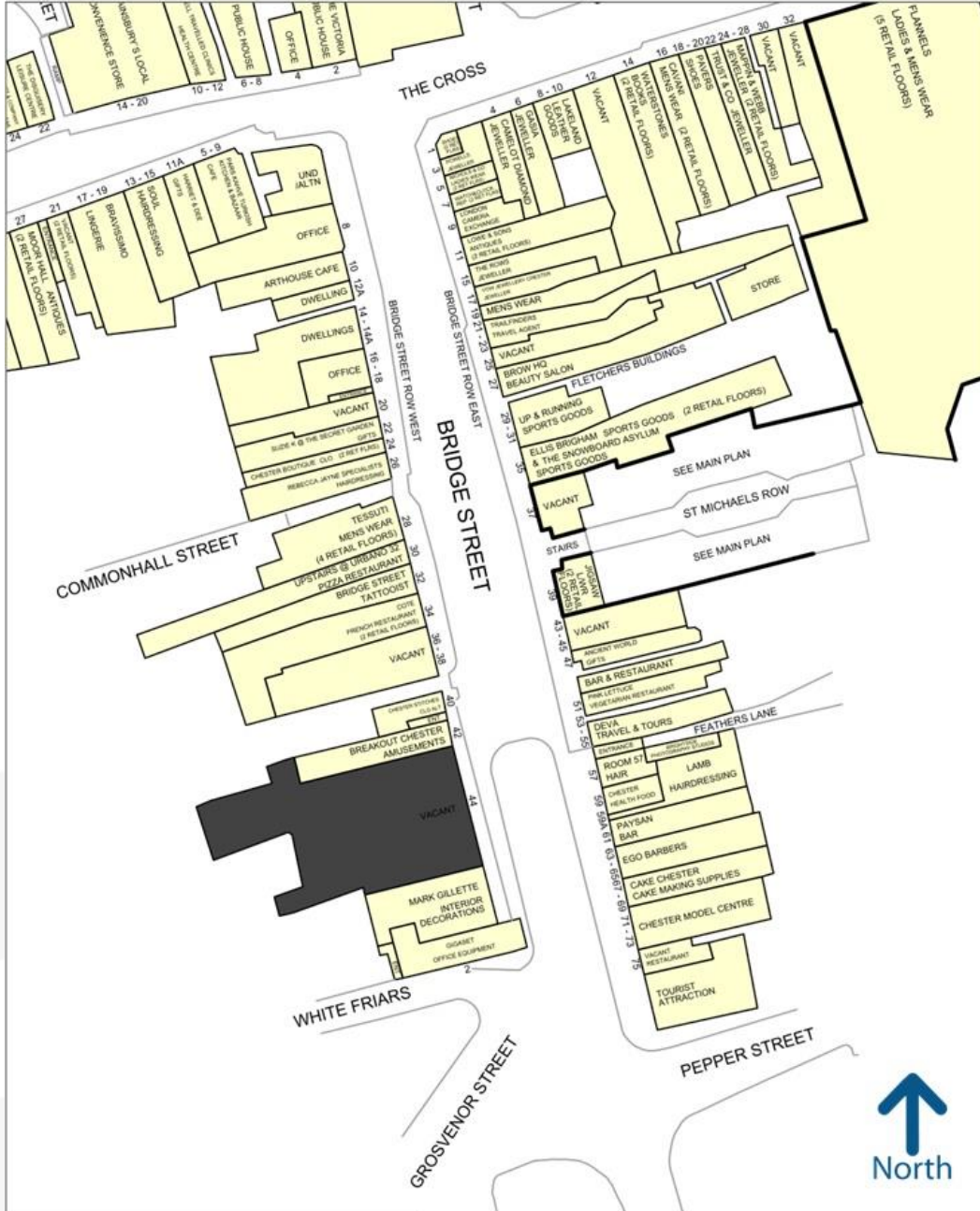
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

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 of Emanuel Oliver, dan@emanueloliver.com



50 metres
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