

# CHESTER

## 26 Bridge Street and 22 Bridge Street Row

### INVESTMENT FOR SALE

**\*NO VAT\***



#### Location

Chester is located approximately 20 miles south of Liverpool and 38 miles south west of Manchester on the England/Wales border with a resident population of approximately 120,000. The City is a popular tourist centre with it's Roman Walls and Racecourse.

The premises are situated on the pedestrianised Bridge Street, one of the principal streets within Chester city centre. The street comprises a wide variety of retail, restaurant, bar and café operators with a number of operators having al fresco street dining. Nearby multiple occupiers include **Yorkshire Building Society, Tessuti, Carluccio's, Cote, French Connection, Nando's, Five Guys, Jojo Maman Bebe** together with a wide variety of independent operators.

#### Description/Accommodation

The property comprises two separate retail units trading as Chester Boutique and Suzie K's over ground, Row Level (first floor) and Row Level + 1 (second floor). In addition, the upper floor residential flat has been sold off by way of a long leasehold. We understand the retail units have Class E planning consent having the following approximate net internal floor areas and dimensions:-

#### 26 Bridge Street (Chester Boutique)

Internal Width	3.59 m	11' 9"
Shop Depth	14.72 m	48' 4"
Ground Floor	50.9 sq m	548 sq ft
First Floor (Row)	22.4 sq m	241 sq ft

#### 22 Bridge Street Row (Suzie K's)

Internal Width	3.80 m	12' 6"
Shop Depth	10.41 m	34' 2"
Ground Floor (Row)	33.7 sq m	363 sq ft
First Floor (Row +1)	94.9 sq m	1,021 sq ft

#### EPC

26 Bridge Street – D89  
 22 Bridge Street Row – C60

#### Tenure

Freehold.

#### Tenancies & Rental Income

##### 26 Bridge Street (Chester Boutique)

Let to D's of Chester Limited by way of a 5 year internal repairing lease from 22 May 2020 at a rent of £22,000 per annum. The lease benefits from a personal guarantee from the tenant.

##### 22 Bride Street Row (Suzie K's)

Let to Suzie K Limited by way of a 5 year internal repairing lease from 18 May 2019 at a rent of £9,500 per annum. The lease benefits from a personal guarantee from the tenant.

#### Dutch Flat

Let by way of a 999 year long lease from 14 May 2022 at a Peppercorn rent.

**Total income £30,500 per annum.**

### Listed Building

Please note the building is Grade II Listed, further details on request.

### Rateable Values (2023)

26 Bridge Street – £29,250  
22 Bridge Street Row – £6,400

### 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.

### Anti-Money Laundering Regulations

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.

### VAT

The property is **not** registered for VAT.

### Proposal

We are seeking offers in excess of **£250,000** (Two Hundred and fifty thousand pounds), equating to a Net Initial Yield of **12.28%** after deducting the usual Purchasers Costs.

### Further information

For further information please contact Dan Oliver on 07816 526089 or [dan@emanueloliver.com](mailto:dan@emanueloliver.com)

### 26 Bridge Street (Chester Boutique)

#### Ground Floor



#### Ground Floor Frontage



#### First Floor (Row Level)



22 Bridge Street Row (Suzie K's)

*Row Level Exterior*



Rear ground floor (Row Level)



Ground Floor (Row Level)



First Floor (Row +1 Level)





50 metres

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