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)

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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)

22 Bridge Garder (Gazie 110)		
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

FPC

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

26 Bridge Street (Chester Boutique)

Ground Floor



Ground Floor Frontage



First Floor (Row Level)





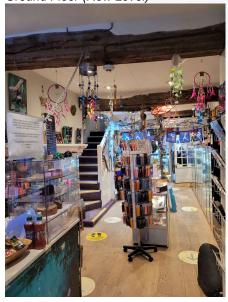
22 Bridge Street Row (Suzie K's)

Row Level Exterior



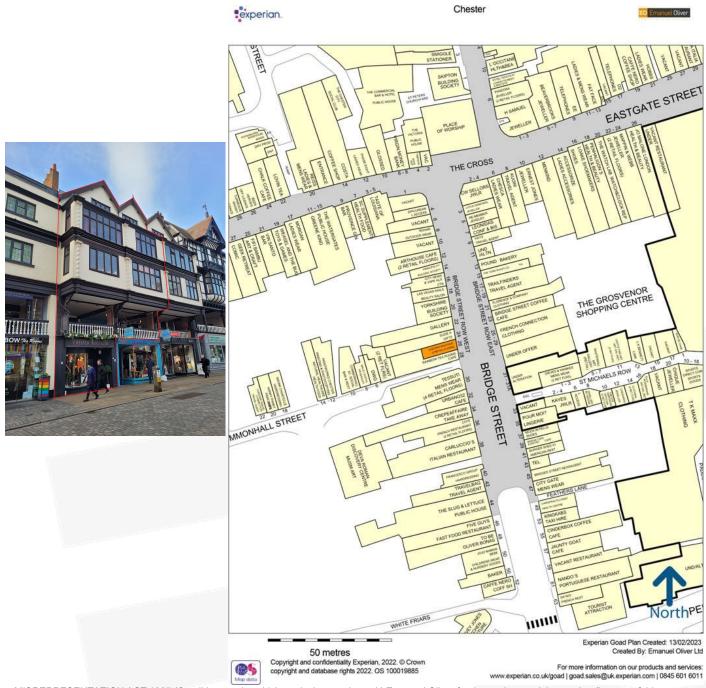


Ground Floor (Row Level)



First Floor (Row +1 Level)





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.