

CHESTER

40 Bridge Street, Row Level and uppers

FOR SALE PART INVESTMENT



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, 200 Degrees Coffee, Gail's, Nando's, Five Guys, Jojo Maman Bebe** together with a wide variety of independent operators.

Description/Accommodation

The property comprises two separate retail units with the ground floor and basement currently vacant. The Row Level unit is let and Trades as Chester Stitches. 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:-

40 Bridge Street (vacant)

Internal Width	4.16 m	13' 7"
Shop Depth	12.11 m	39' 9"
Ground Floor	48.8 sq m	526 sq ft
Basement	62.1 sq m	668 sq ft

40 Bridge Street Row (Chester Stitches)

Internal Width	3.16 m	10' 4"
Shop Depth	9.59 m	31' 6"
Ground Floor (Row)	31.6 sq m	340 sq ft

EPC

40 Bridge Street – TBC
 40 Bridge Street Row – D86
 Flat – C74

Tenure

Freehold

Tenancies & Rental Income

40 Bridge Street

Currently vacant.

40 Bride Street Row (Chester Stitches)

Let to an individual by way of a 15 year effective full repairing lease (by way of a cost recovery clause) from 11 February 2011 at a rent of £8,000 per annum.

Flat, 40 Bridge Street Row

Let by way of a 999 year long lease from 14 December 2016 at a Peppercorn rent.

Total current income £8,000 per annum.

Listed Building

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

Rateable Values (2023)

40 Bridge Street – £29,500
40 Bridge Street Row – £3,350

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 registered for VAT.

Proposal

We are seeking offers in excess of **£295,000** (Two Hundred and Ninety Five Thousand Pounds).

Further information

For further information please contact Dan Oliver on 07816 526089 or dan@emanueloliver.com

40 Bridge Street (vacant)

Ground Floor sales



Basement Ancillary



Ground Floor Frontage



40 Bridge Street Row (Chester Stitches)

Row Level Sales Area

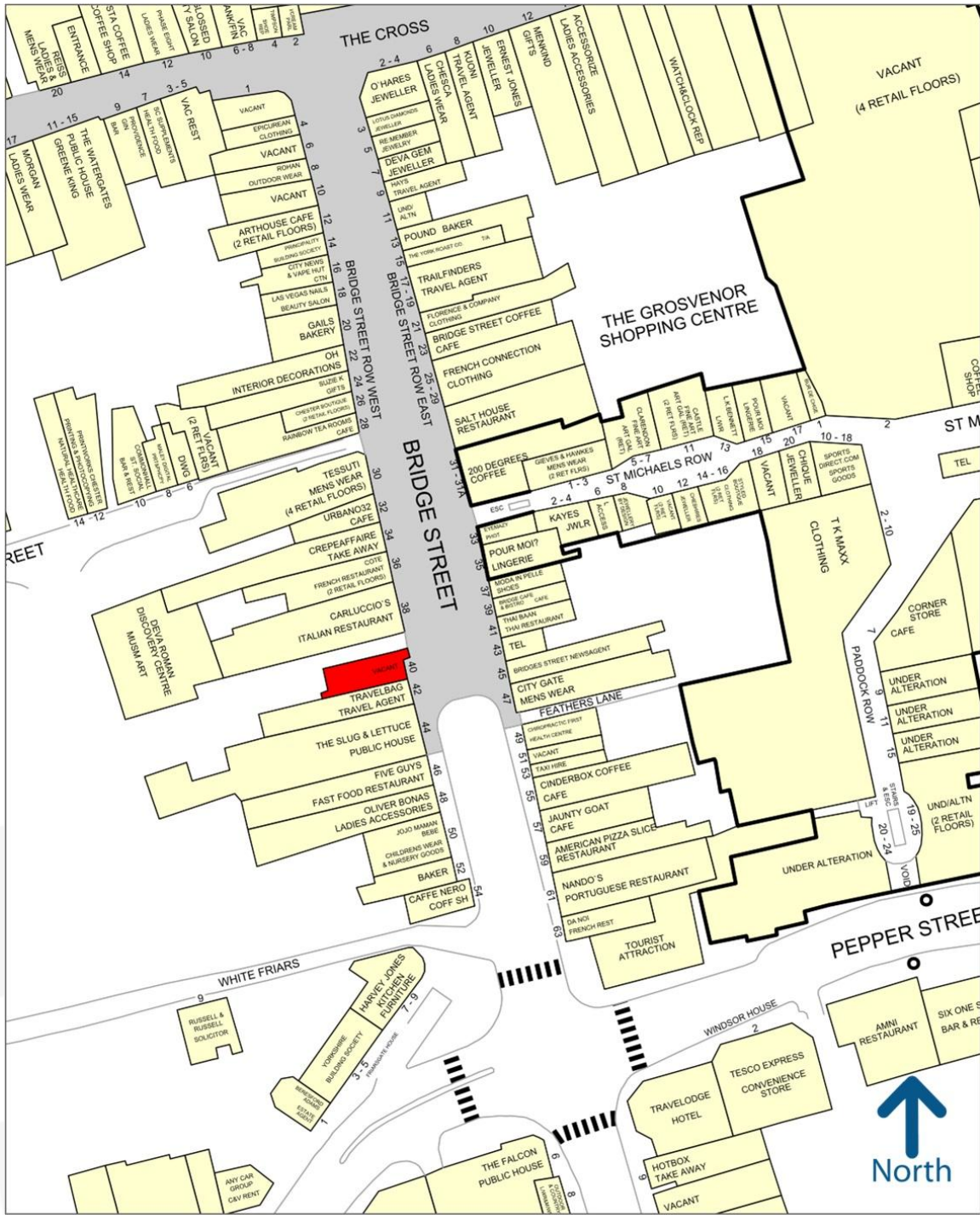


Row Level rear ancillary



Row Level Exterior





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.