

SHOP TO LET

74 LOWER BRIDGE STREET, CHESTER, CH1 1RU



**GOOD RETAILING LOCATION
CLOSE TO THE CITY CENTRE
GRADE II LISTED BUILDING
LOW RENTAL**

LOCATION

The property is located in a good retailing position on Lower Bridge Street with a number of other occupiers close by including the Bear & Billet public house, Savills & Denton Clark Estate Agents.

The property can be more readily identified from the attached plan.



DESCRIPTION

The property comprises a front sales area leading back to small storage, w/c and kitchen at the rear.

ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	Sq Ft	Sq M
GF Sales	239	22.2
Rear kitchen/store	81	7.53

ASKING RENTAL

£8,500 pax

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

LEASE

The property is available on new effectively full repairing and insuring lease, for a term to be agreed.

RATES

The VOA website confirms the property has a Rateable Value of £4,850.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

VAT

All prices quoted are not liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C-73.

A full copy of the Energy Performance Certificate is available upon request from the agents.

LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.



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.

PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



Dan Wild

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



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