

TO LET

22 BRIDGE STREET ROW,
CHESTER, CH1 1NN

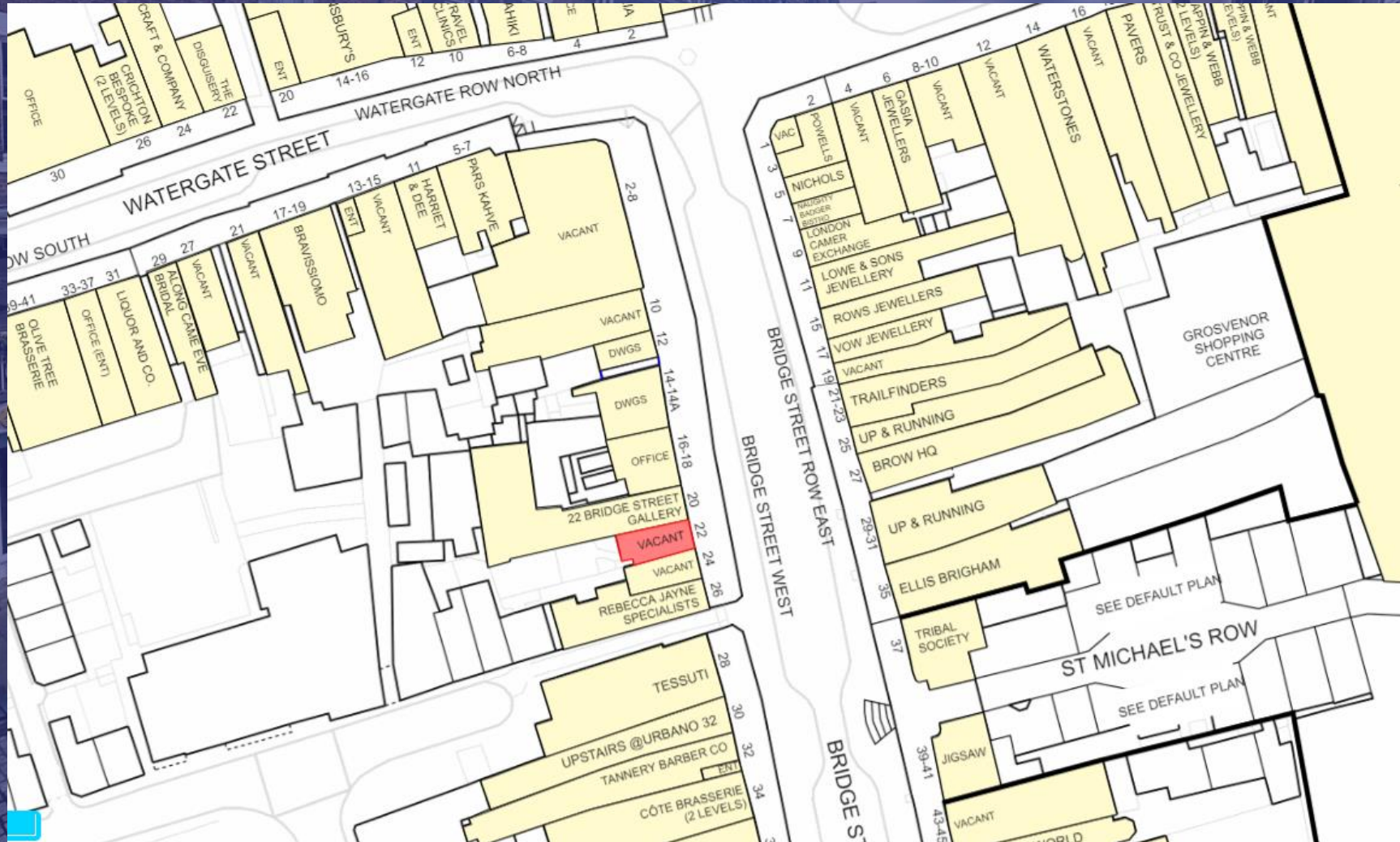


Row level commercial unit
Small business rates relief
1,384 Sq. Ft

LOCATION

The property is located in an excellent retailing position on Bridge Street Row, overlooking Bridge Street, in the heart of Chester city centre. Bridge Street has become the heart of Chester for restaurants and café's as well as being home to several interesting and successful retailers.

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





DESCRIPTION

The property provides a ground floor sales area, leading to a private courtyard. The first floor of the property comprises of a space open plan area, overlooking Bridge street. Further to that there are two WC facilities and a two office/storage areas. This property has the potential for a variety of uses (subject to Planning)

Please note this property is grade II listed

ACCOMMODATION/AREAS

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

Ground	363 sq. ft
First	1021 sq. ft
Total	1,384 sq. ft

ASKING RENTAL

£12,000 Per annum

RENT DEPOSIT

A rent deposit may be requested depending on credit check.

SERVICE CHARGE / INSURANCE RENT

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium Further information on request

LEASE

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

VAT

Please note that all prices are exclusive but maybe liable for value added tax

RATES

The VOA website confirms the property has a Rateable Value of £6,400

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

The property will benefit from small business rates relief for qualifying businesses.

SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations **VAT**
All prices quoted are exclusive of but may be liable to Value Added Tax.

EPC

The Energy Performance Asset Rating for this property is C

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.



Robbie Clarke

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SUBJECT TO CONTRACT

IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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- 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.
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