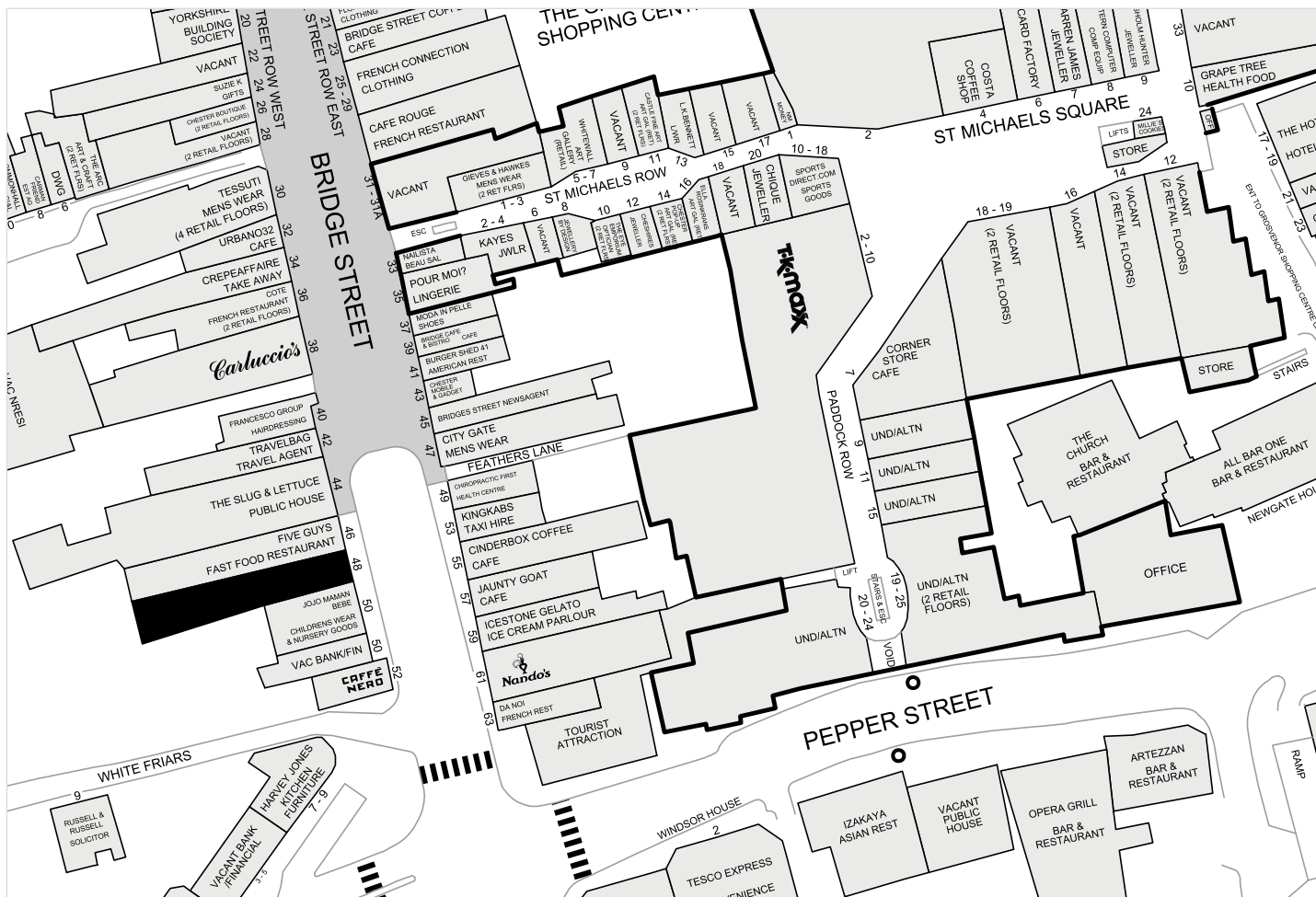

CHESTER

UNIT S3, 44-50 BRIDGE STREET, CH1 1NQ



LEASE AVAILABLE



LOCATION

The premises are located in a prime location on Chester's popular Bridge Street. Bridge Street benefits from significant footfall on a partly pedestrianised street and close proximity to the River Dee. Nearby occupiers include however are not limited to **Slug & Lettuce**, **Hugo Boss**, **Carluccios**, **Jojo Maman Bebe**, **Nando's**, **French Connection**, **Rohan** and **Caffè Nero** amongst others.

ACCOMMODATION

The shop is arranged over the first and second floor, providing the following approximate dimensions and floor areas:

Ground Floor	2,355 sq ft	218.78 sq m
First Floor	340 sq ft	31.59 sq m
Second Floor	530 sq ft	49.24 sq m
Total	3,232 sq ft	300.26 sq m

A floor plan is available on request

The landlord will consider other uses within class E. The above premises are vacant so there is potential to create larger accommodation if required (total 11,611 sq ft).

TENURE

The premises are held on an existing lease which expires on 22nd December 2024. The lease is subject to a tenant only break date on 12th February 2023 with 6 months prior notice. The lease is held within the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT PASSING

The current rent passing is £65,000 per annum exclusive.

INCENTIVES

Incentives are available subject to covenants.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £57,500

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
020 7183 0584
nf@bcretail.co.uk

Ted Parr
020 7183 0589
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