



## CHESTER 24 Lower Bridge Street RETAIL UNIT TO LET

### LOCATION

The subject premises are located on Lower Bridge Street within the City Walls. The street is popular amongst estate agents such as **Savills** and **Humphreys** whilst also being an attractive location to other retail and leisure occupiers including La Fattoria, Oddfellows, Fired Earth and Glow. Immediately adjacent, Swetenahms have just committed to a new 5 year lease.

### ACCOMMODATION/DESCRIPTION

The premises comprise ground floor retail unit with the following approximate areas and dimensions:-

Internal Width	6.73 m	20'
Ground Floor Sales	90.21 sq m	971 sq ft
Office	12.94 sq m	159 sq ft

### TERMS

The property is available by way of a new effectively Full Repairing and Insuring lease at a rent of **£37,000 per annum exclusive, subject to vacant possession.**

### ASSESSMENTS

Verbal enquiries to Cheshire West and Chester Council confirm the property is assessed as follows:-

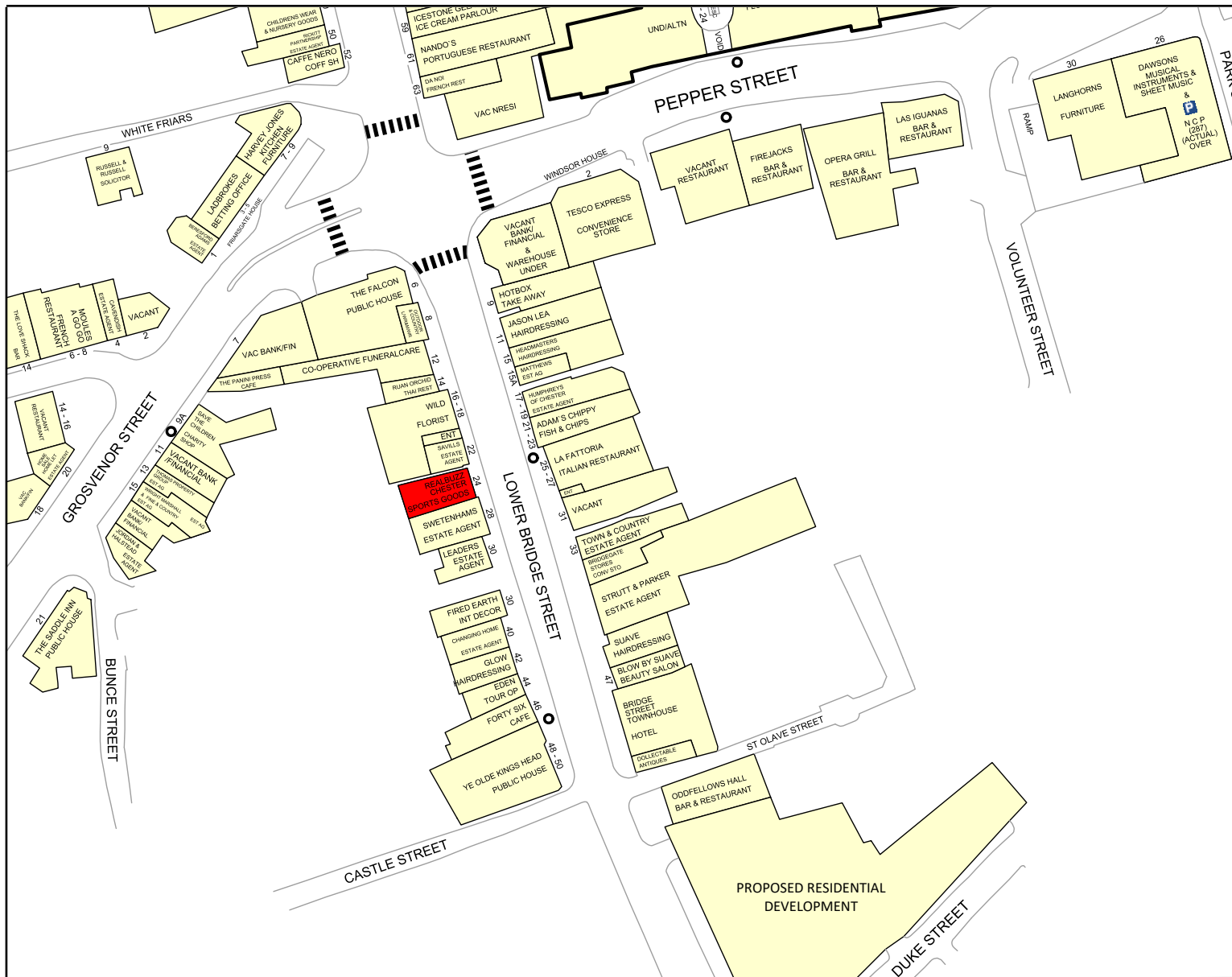
Rateable Value	£19,000
Rates Payable (19/20)	£9,576

Interested parties are advised to make their own enquiries on 0300 123 7023.

For more information please contact:

**James Lutton** 01244 408 244  
**Sandy Ratcliffe** 01244 408 240

[jameslutton@legatowen.co.uk](mailto:jameslutton@legatowen.co.uk)  
[sandyratcliffe@legatowen.co.uk](mailto:sandyratcliffe@legatowen.co.uk)



### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced and has a rating of C, 69. Please contact the agents for a copy of the certificate.

### VAT

Prices, outgoing and rentals are exclusive of, but may be liable to, VAT.

### 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.

### DISCLOSURE

A partner of this practice has a personal interest in this property.

### VIEWING

Strictly by appointment through the sole agent Legat Owen:-

**James Lutton** - 01244 408 244 - jameslutton@legatowen.co.uk

**Sandy Ratcliffe** - 01244 408 240 - sandyratcliffe@legatowen.co.uk

### SUBJECT TO CONTRACT

JLJW29042019

MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited 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 representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.