



63-65 Bridge Street Row  
Chester

# FOR SALE – City Centre Investment Opportunity



63-65 Bridge Street Row, Chester, CH1 1NW



63-65 Bridge Street Row is a Grade II Listed, 3 storey, mixed use property. The property provides an opportunity for an investor to acquire 3 floors of City Centre mixed use property, consisting of Retail, Office and Residential Accommodation.

## Summary:

- Investment Opportunity
- City Centre Location
- Row Level Retail Unit
- First Floor Suiting Various Uses, Including Potential Residential Conversion (STPP)
- Second Floor Residential
- Prominent Position Fronting Bridge Street



## Key features



Investment Opportunity



For Sale



Total Floor Area -  
310.49 Sq M (3,342 Sq Ft)



EPC rating - Available on Request



Rateable Value - Details on Request



Guide Price - £495,000



# 63-65 Bridge Street Row, Chester

## Location

Located in the desirable county of Cheshire, the historic city of Chester is renowned for its visitor attractions, including the largest Roman Amphitheatre in Britain, the oldest racecourse, 1000 year old Cathedral and historic shopping rows.

Bridge Street Row is ideally located in the heart of Chester. Bridge Street is one of the main shopping promenades in Chester, being home to a wide variety of cafes, restaurants and retailers including Swarovski, Cafe Nero and Thomas Cook, to name but a few.

Access is excellent with the M56 and M53 motorways a short drive to the North East of the city, providing direct access to Manchester and Liverpool. Chester railway station is located a mile away within the town centre, with services running regularly connecting to Liverpool, Manchester and London.

## Description

63 Bridge Street Row is a Grade II listed building of brick construction with timber framing to the front of the row level, under pitched slate roof. It provides an investment opportunity, consisting of three storeys of prime, city centre property.

The row level is laid out as retail space, currently operating as a barbers. The first floor would suit various uses, including excellent potential for residential conversion subject to planning permission, and is currently advertised as office accommodation. The top floor comprises a two bedroom residential apartment.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition, on a Net Internal (NIA) basis unless otherwise stated. The accommodation comprises;

Row Level	Sq M	SqF
Retail Space	89.69	965
Store/Office	5.11	55
Kitchenette	0.28	3
Toilet	-	-
<b>Total</b>	<b>95.08</b>	<b>1,023</b>

## First Floor

Office	43.41	467
Office	44.18	476
Office	15.62	168
Storage	3.31	36
Storage		0
Kitchen	20.07	216
Toilet	-	-
<b>Total</b>	<b>126.59</b>	<b>1,363</b>

## Apartment - calculated to GIA with max values

<b>Bedroom 1 -</b>			
7.68m max x 3.16m max	24.27		261
<b>Bedroom 2</b>			
7.60m max x 2.73m max	20.75		223
<b>Living Room / Bedroom 3</b>			
4.56m max x 4.35m max	19.84		214
<b>Kitchen</b>			
2.75m max x 4.33m max	11.91		128
<b>Bathroom</b>			
2.75m max x 4.38m max	12.05		130
<b>Total</b>	<b>88.82</b>		<b>956</b>

**TOTAL: 310.49 3,342**

## Tenure

The property is being offered Freehold.

The row level retail unit is currently subject to a lease expiring in 2021 at a rent of £10,000 per annum. The full details of this lease can be made available to interested parties.

The first floor unit is currently vacant and being advertised for lease as office accommodation at a rent of £13,500 per annum.

The residential apartment is currently subject to an assured shorthold tenancy at a rent of £695 per calendar month. The full details of this lease can be made available to interested parties.

## Business Rates

The row level unit has been assessed for Business rates with a rateable value of £13,500.

The first floor unit has been assessed for Business rates with a rateable value of £12,500.

The residential apartment has been assessed for council tax and falls within Band C.

For further information contact Cheshire West and Chester Council.

## Services

Mains water and electricity are understood to be connected. Telephone line and broadband are also available. The agents have not tested any of the connections, interested parties should make their own enquiries into the connection and adequacy of these supplies.

## Service Charge

A service charge is understood to be payable by the tenants of the occupied units. Further details can be provided upon request.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

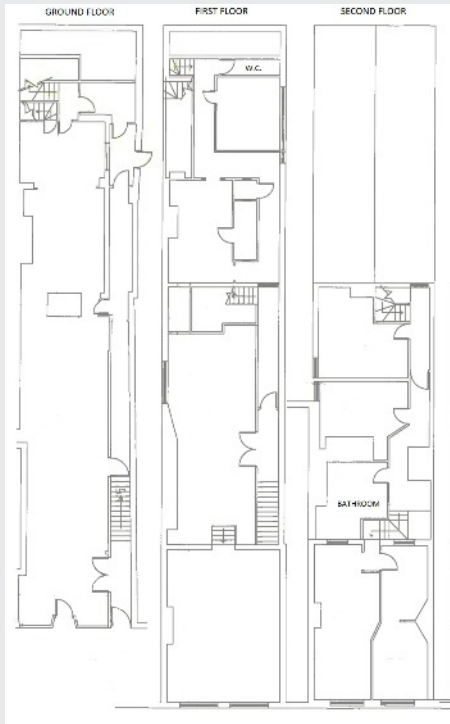
## Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction.

## Viewings

Strictly by appointment with sole agents, Fisher German LLP.

# FOR SALE – City Centre Investment Opportunity



Not to Scale



**Please note:** Fisher German LLP and any Joint Agents give notice that:

The particulars are produced in good faith are set out as a general guide only and do not constitute or form any part of an offer or any contract. No person within Fisher German has any authority to make or give representation or warranty on any property.

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