AVAILABLE BY WAY OF A NEW LEASE

jackson criss West End House, 11 Hills Place London W1F 7SE

+44(0)20 7637 7100 www.jacksoncriss.co.uk

CHESTER – 44-50 BRIDGE STREET ROW

TO LET

RENT



FLOOR AREASSQ FTSQ MInternal Width:69'10'21.29 mRow Level Sales:5,939551.8

upwards only rent reviews.

£60,000 per annum exclusive.

 Row Level Ancil
 213
 19.8

 2nd Floor Store:
 2,153
 200.3

 2nd Floor Office:
 71
 6.6

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly



EPC D78

RATEABLE VALUE £43,000 (2017 assessment)

RATEABLE PAYABLE £30,435.37

LEGAL COST

Each party will be responsible or their own legal costs incurred in the transaction.



 The property is on Row level on the pedestrianised section of Bridge Street within Chester town centre.

• The property is located above Yo! Sushi and Flight Centre with other occupiers in the near vicinity including Slug & Lettuce, Nandos, Carluccios, Scotts and Café Rouge.

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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EASTGATE ROW NORTH EASTGATE STREET EASTGATE ROW SOUTH CROOK STREE THE CROSS WATERGATE ROW NORTH WATERGATE ROW NORTH WATERGATE STREET IATERGATE ROW SOUTH BRIDGE STREET SEE MAIN PLAN ST MICHAELS ROW WEAVER STREET COMMONHALL STREET SEE MAIN PLAN THE GROSVENOR SHOPPING CENTRE

VIEWING

Adam Rawcliffe 020 7637 7100 arawcliffe@jacksoncriss.co.uk

Dan Turner 020 7637 7100 dant@jacksoncriss.co.uk

Or alternatively our joint agent

Emanuel Oliver Dan Oliver 0151 236 6700



Carlucciós

- the Sling and Lettice

Est. CAFE ROUGE 1989

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