

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

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£60,000 per annum exclusive.

FLOOR AREAS	SQ FT	SQ M
Internal Width:	69'10'	21.29 m
Row Level Sales:	5,939	551.8
Row Level Ancil	213	19.8
2 nd Floor Store:	2,153	200.3
2 nd Floor Office:	71	6.6

EPC

D78

RATEABLE VALUE

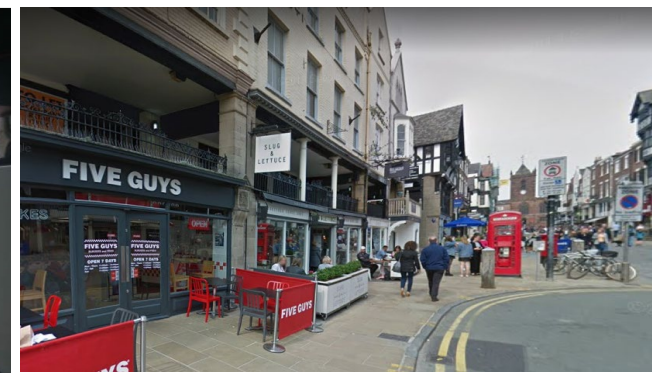
£43,000 (2017 assessment)

RATEABLE PAYABLE

£30,435.37

LEGAL COST

Each party will be responsible for 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**.

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