

# 56-60 LOWER BRIDGE STREET CHESTER, CH1 1RU



## SHOP TO LET

- Extensive wide shop front
- Good retailing location
- Affordable rent - £17,500 pa
- Grade II Listed historic barrelled ceiling



### Chester

BA Commercial, 2 Friarsgate,  
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### North Wales

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T 01745 330077

W [www.bacommercial.com](http://www.bacommercial.com)

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## CHESTER, CH1 1RU

### LOCATION

The property is in a good retailing location on Lower Bridge Street with other occupiers close by including the Bear & Billet, Savills, Denton Clarke etc.

The property can be more readily identified from the attached plan.

### DESCRIPTION

The shop comprises 3 units which have been combined to create a single shop with a wide frontage and excellent historic features including a barrelled brick ceiling.

There are 3 sales areas, storage, male & female w/c's.

### ACCOMMODATION/AREAS

Shop depth	11.64m	38'2"
GF Sales	75.99 sq m	818 sq ft
GF store	1.38 sq m	15 sq ft

### RENTAL

£17,500 pa

### RENT DEPOSIT

A rent deposit will be required.

### TENURE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £17,500.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council, Business Rates Department.

### EPC

The Energy Performance Asset Rating for this property is D-79.

A full copy of the Energy Performance Certificate is available upon request from the agents.

### VAT

Prices outgoing and rentals will not be liable to VAT.

### SERVICE CHARGE

The landlord will reserve the right to re-charge a reasonable proportion of costs relating to external structural repairs if required.

### LEGAL COSTS

The proposed tenant will be required to pay £940 towards the Council's legal costs.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our [website](#)

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: DW March 2022

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**SUBJECT TO CONTRACT**

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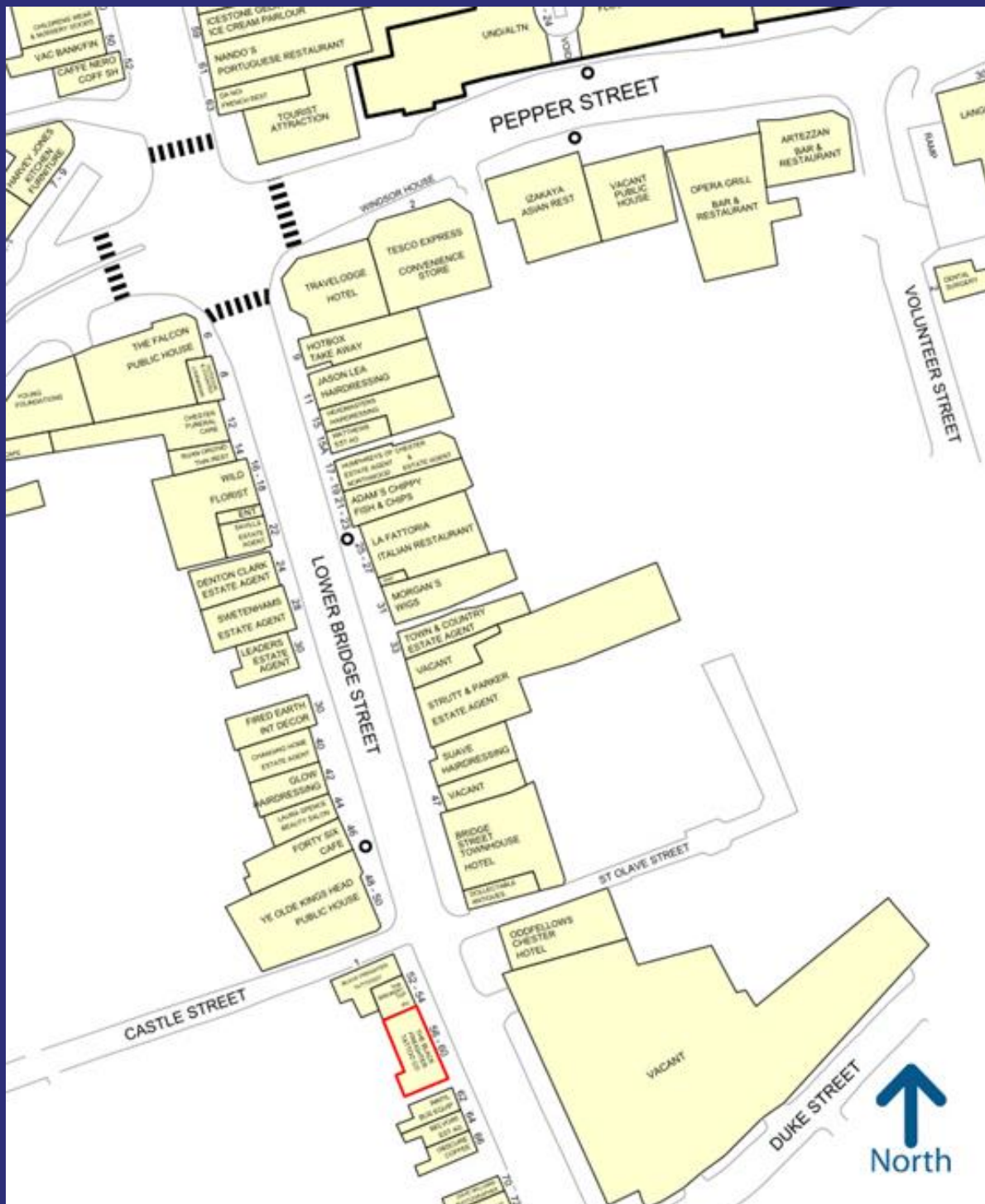
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## IMPORTANT NOTICE

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- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
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