

# 18 Bridge Street & 14 Bridge Street Row Chester CH1 1NQ

lot 5

## Freehold Retail and Residential Investment

- Prime pedestrianised location in affluent and historic city centre
- Neighbouring occupiers include French Connection, Café Rouge, Swarovski, L'Occitane, Jigsaw and Santander
- Let until 2020 (subject to option)
- Six Week Completion Period Available

Rent  
**£44,900**  
per annum  
exclusive  
(subject to  
Note 2)



### Location

Miles: 16 miles south-east of Liverpool, 18 miles south-west of Warrington, 34 miles south-west of Manchester  
Roads: M56, M53, A55, A41, A51  
Rail: Chester Rail  
Air: Manchester Airport, Liverpool John Lennon Airport

### Situation

Chester is an affluent and historic city with good communication links via the M53, M56 and A56. The property is situated on the west side of Bridge Street close to the entrance to The Grosvenor Shopping Centre and to The Cross. Nearby occupiers include French Connection, Café Rouge, Swarovski, L'Occitane, Jigsaw and Santander.

### Description

The property comprises ground floor retail accommodation with self-contained residential accommodation on the three upper floors known as 14 Bridge Street Row.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
18 Bridge Street	Ground	Retail	53.14 sq m (572 sq ft)	<b>LIMEGRANGE LTD (t/a Maya)</b>	10 years from 18/10/2010 (1)	£38,000 (2)	2015
14 Bridge Street Row	First Second Third	Residential – Four Rooms	72.57 sq m (781 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy 1 year from 22/06/2011	£6,900	
<b>Totals</b>			<b>125.71 sq m (1,353 sq ft)</b>			<b>£44,900</b>	

(1) The tenant has the option to determine the lease on the 5th anniversary of the term.

(2) Under the terms of the lease, the current rent reserved is £33,250 per annum exclusive. The lease provides for a fixed rental increase to £38,000 per annum exclusive from 18th October 2012. The seller will pay the buyer the difference between the current rent reserved of £33,250 per annum exclusive and £38,000 per annum exclusive from completion of the sale until October 2012. As a result the property will produce a total income of £44,900 per annum exclusive from the completion of the sale.

### For further details please contact:

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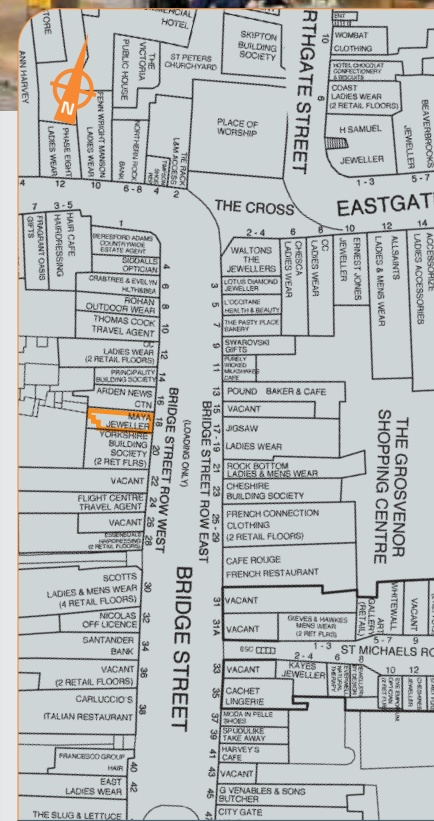
### Associate Auctioneers:

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### Solicitors:

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