

Lot 30

£13,500 Per Annum
Exclusive

63-65 Bridge Street Row East, Chester, Cheshire CH1 1NW City Centre Retail Investment



Key Details

- Let to Salons First Limited on a renewed lease until June 2028
- Tenant in occupation since at lease 2016
- Podium level retail unit
- Major Regional Retailing Centre and Tourist City.
- Attractive and Historic City Centre Location
- Neighbouring occupiers include Travelodge, Nandos, Cafe Nero, Cote Brasserie and Hugo Boss.

Location

Miles: 17 miles South of Liverpool
33 mile South West of Manchester
Roads: A51, A55, A56, M53, M56
Rail: Chester Railway Station
Air: Liverpool John Lennon international Airport,
Manchester International Airport

Situation

Chester is an affluent, highly attractive and an important historic walled City that is popular with both tourists and shoppers, as the city is a major regional shopping destination. The property is situated in a prominent position on the east side of the majority pedestrianised Bridge Street in the heart of the City Centre. Nearby commercial occupiers include Travelodge, Cafe Nero, Nandos, Cote Brasserie, Hugo Boss amongst many other major national occupiers and exclusive boutiques,

Description

The property comprises a self contained shop unit situated at the Podium / Row level.

Tenure

Virtual Freehold. Held for a term of 999 years at a fixed peppercorn rent from completion

VAT

VAT is applicable to this lot.

6 week Completion

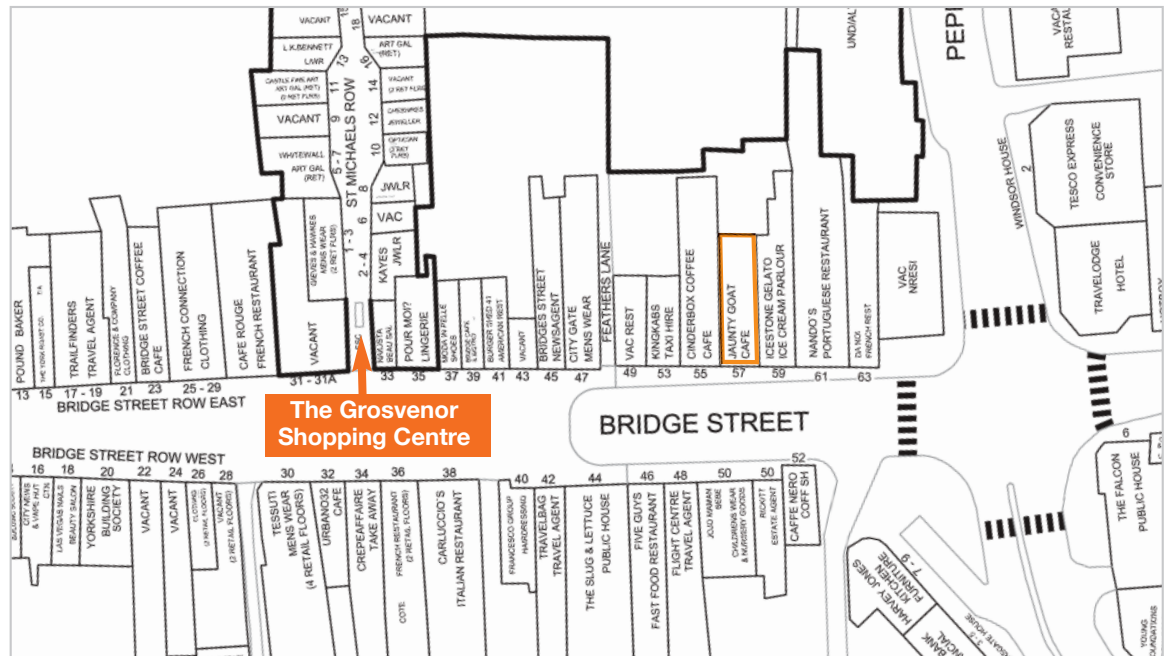
Energy Performance Certificate

Exempt - listed building

Tenancy and accommodation

Floor	Use	Area/sq m (sq ft)	Tenant	Term	Rent p.a.x.
Podium / Row Level	Retail	121.10 sq m (1,303 sq ft) (2)	Salon First Limited (CRN06827824) (1)	7 years from 21st June 2021 until 20 June 2028	£13,500 (3)
Totals		121.10 sq m (1,303 sq ft) (2)			£13,500

- (1) Salon First Limited were incorporated in February 2009 and has been in occupation of the property since at least 2016.
(2) The above floor areas are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/18287099000>
(3) The lease provides for the rent to be paid monthly.



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