

SHOP TO LET

with A3 consent

61 BRIDGE STREET

CHESTER

SHORT TERM CONSIDERED



LOCATION

Situated in the centre of Chester adjacent to Past Times and opposite Café Nero, Crew Clothing, Field and Trek. A location plan is attached.

DESCRIPTION

Arranged on ground and first floor level the premises are fitted out to a high standard and currently trade as Olio and Farina delicatessen. The approximate dimensions and areas are as follows;-

Frontage	7.01m	23/0
GF Trading area	213.75m ²	2300sq ft
FF Storage area	53.53m ²	575sq ft

TERMS

Held on a 10 year lease from 18/6/07 with a tenant only break option in June 2012.

RENT

£50,000pa

V.A.T

All figures quoted are exclusive of but may be subject to VAT

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate is in the course of being prepared and will be made available to interested parties.

RATES

It is understood from verbal enquiries with the local rating authority that the premises are assessed as follows;-

Rateable Value	£51,500
Rates Payable (2011)	£21,321

VIEWING / INSPECTION

Strictly by appointment with the sole retained agents Bolton Birch. Please contact Richard Bolton

Tel : 01244 311681
Email : richard@boltonbirch.com
Website www.boltonbirch.com

Details Dated : 06/06/11
Ref: RWB / 61B



SUBJECT TO CONTRACT

