

FREEHOLD **SHOP & FLAT** **FOR SALE** **CHESTER** **49 BROOK STREET** **CH1 3DZ**

LOCATION

The premises are situated on the perimeter of the city centre in the successful local trading area of Brook Street which accommodates a wide variety of trades including cafes, restaurants, bakers, convenience stores along with other specialist users. Brook Street benefits from good on street parking and is also close to a large residential sector of the city.

DESCRIPTION

The shop forms part of an attractive terrace and is arranged on ground and first floor. The ground floor provides a retail area of some 430 sq ft plus wc and is fitted out as a sandwich bar. The first floor provides a fully refurbished and exceptionally well fitted out residential unit comprising living room, double bedroom and bathroom with wc and could be provided with separate access from the rear if required The more detailed dimensions and areas are as follows;-

Shop internal width	3.57m	11/9
Shop depth	11.20m	36/9
Shop sales area Plus WC	39.96m ²	424 sq ft
First Floor Flat	46.68m ²	502 sq ft

TERMS

The premises are available freehold with vacant possession.

PRICE

£169,000



ENERGY PERFORMANCE CERTIFICATE

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

RATES

The premises are currently assessed for rates as follows;-

Rateable Value £3,450
Rates Payable £1,470pa

NB Small business rates relief may be available.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the sale.

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 : 18/10/2011
Ref: RWB / Br49

SUBJECT TO CONTRACT

