

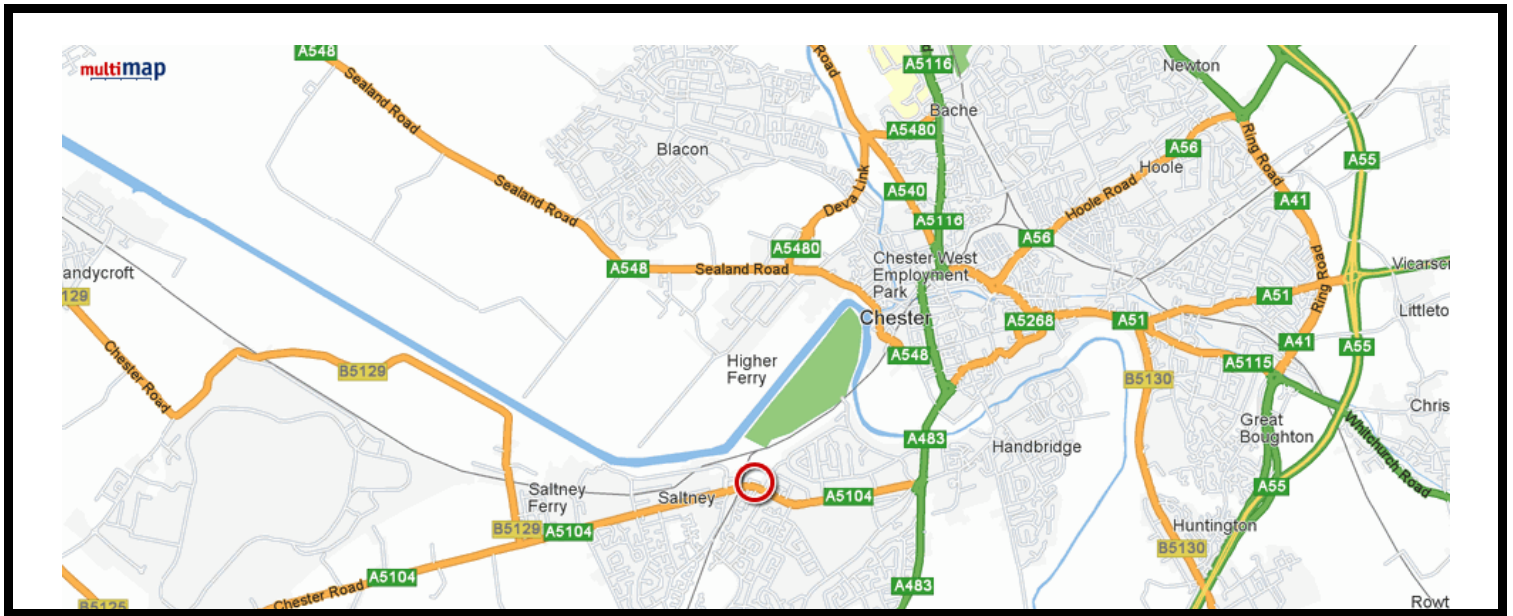
FOR SALE

MIXED COMMERCIAL / RESIDENTIAL INVESTMENT PROPERTY



28 - 30 CHESTER STREET
SALTNEY
CHESTER
CH4 8BJ

**Bolton
Birch**
www.boltonbirch.com
Shippate House, Shippate Street, Chester CH1 1RT
01244 311681



LOCATION AND DESCRIPTION

The properties are situated on the north side of Chester Street, Saltney between Mount Pleasant and Curzon Street in a prominent location of mixed commercial and residential uses.

The properties comprise two adjacent mid-terraced buildings with brick elevations and pitched slated roof. They comprise two shops at ground floor with vacant cellars below which have access from the rear yard as well as from within the shops, together with a first floor flat with access from Chester Street.

Parking is available within the yard area to the rear of the property and there is restricted on-street car parking immediately to the front of the property.

TENURE

We are advised that this is freehold and free from onerous or unusual restriction.

TENANCIES

28 and 30 Chester Street

Each shop let on the basis of verbal tenancies at rentals of £4,160 per annum per unit.

Both the above tenancy agreements assume the landlord repairs and maintains the structure and exterior of the property and insures the building and the tenants decorate the interior.

First Floor Flat

The flat has recently been refurbished and let and we are currently awaiting the tenancy / rental details.

ACCOMMODATION / AREAS

28 Chester Street

Sales area	290 sq ft	approx
Toilet, staffroom and kitchen to the rear	58 sq ft	approx
Full cellar (not measured)	-	

30 Chester Street

Sales area	230 sq ft	approx
Rear toilet, staffroom, kitchen	58 sq ft	approx
Full cellar (not measured)	-	

First Floor Flat (not measured)

Comprising three bedrooms, kitchen, bathroom and living room.

PURCHASE PRICE

Offers in the region of **£180,000** are sought for the freehold interest, subject to the tenancy agreements as set out.

VAT

All figures quoted are exclusive of, and may be liable to, VAT at the standard rate prevailing.

VIEWING / INSPECTION

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

Tel: 01244 311681
 Fax: 01244 344090
 Email: jonty@boltonbirch.com

SUBJECT TO CONTRACT

Details dated 04 / 08 / 2009