

FOR SALE

INCOME PRODUCING MIXED
COMMERCIAL / RESIDENTIAL
INVESTMENT PROPERTY.

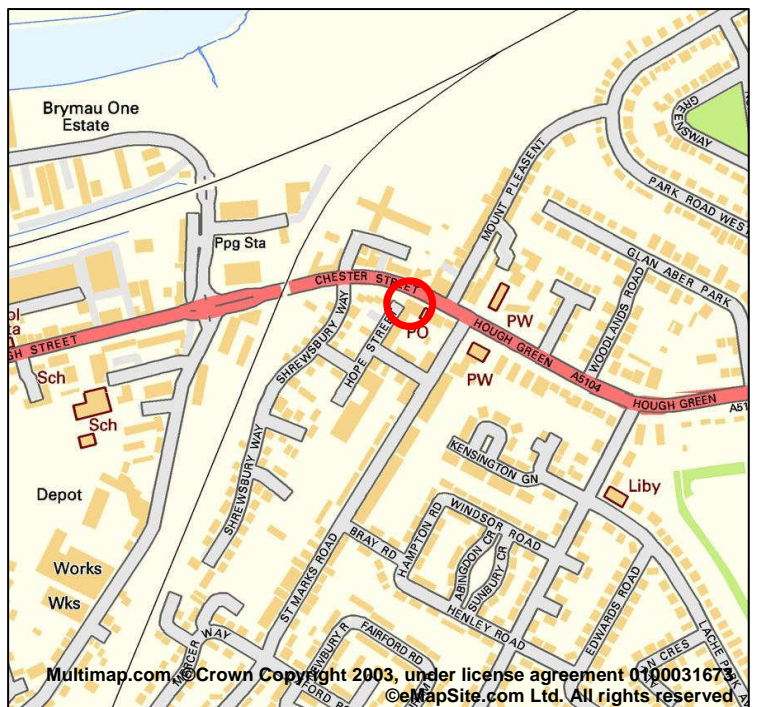
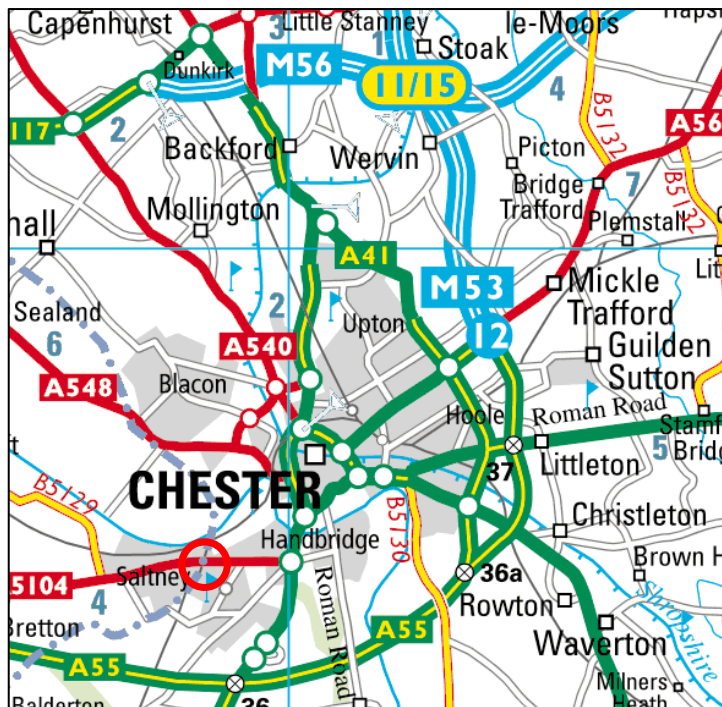


**25 Chester Street
Saltney
Chester
CH4 8BU**

**Bolton
Birch**

www.boltonbirch.com

01244 311681



Location

The subject property is located on the south side of Chester Street (A5104) in Saltney which is approximately two miles south west from Chester city centre. Chester Street is the principal arterial route through the suburb of Saltney and is a busy shopping street with a wide variety of different types of shops restaurants, cafes, pubs, banks, etc., often with residential accommodation above. The subject property occupies a prominent end of terrace position mid-way along Chester Street.

Description

The subject property comprises an end of terrace two-storey property providing a retail unit at ground floor level to the front and a total of four flats/bed-sits, one at ground floor level to the rear and three at first floor level above. The property is of traditional brick construction under a pitched slated roof. The ground floor retail unit benefits from a double glazed UPVC shop front, suspended ceilings with Category II light fittings, air conditioning / mechanical heating system and comprises a front retailing area, rear store-room, kitchen and WC facilities.

Accommodation / Areas

Ground Floor Shop

Sales area 329 sq f (30.52 sq m)
Rear Store-Room, WC and kitchen 167 sq f (15.55 sq m)

The four flats/bedsits have not been measured but all comprise a single bedroom and living area, bathroom and kitchenette.

Tenure

We are advised that the property is held freehold.

Tenancies

Ground Floor Shop

The ground floor shop is let to Save the Family on a commercial lease which commenced on 1st October 2008

and expires on 30th September 2011 at an annual rental of £5,500 exclusive.

Flat 1	Currently let on an Assured Shorthold Tenancy at a rental of £280 per month.
Flat 1a	Currently vacant with an estimated rental value of £350 per month.
Flat 2	Currently let on an Assured Shorthold Tenancy at a rental of £285 per month.
Flat 3	Currently let on an Assured Shorthold Tenancy at a rental of £365 per month.

Summary of Income

Ground Floor Shop	£ 5,500 p.a
Four Flats (Assuming Flat 1a is let).	£15,060 p.a
Total	£20,560 p.a

Purchase Price

Offers in the region of £235,000 are sought for the freehold interest subject to the tenancy agreements as set out.

VAT

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

Further Information / Viewing

Please contact Jonty Goodchild of the sole retained agents Bolton Birch.

Tel: 01244 311681

Subject to contract.

Email: jonty@boltonbirch.com



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