

## PRIME SHOP/HEALTH USE TO LET (Formerly Consulting Rooms)



49 Bridge Street  
CHESTER, CH1 1NG

- No VAT
- Fully Fitted Consulting Rooms
- High Quality Interior Shopfit
- Available Now!

### LOCATION

Chester is one of the country's leading retail centres and a popular tourist destination, attracting over 8 million tourist visits each year.

Occupiers in close proximity include French Connection, Gail's Bakery, Smiggle, Oliver Bonas, JoJo Maman Bebe, with Rudy's Pizza opening directly opposite.

### ACCOMMODATION

The property comprises a single level ground floor sale shop. This has been partitioned into a number of individual consulting rooms, but could easily be opened out to one largely clear unit if required.

The approximate areas are as follows:-

Internal Width :	15'11"
Depth :	61'
Sales :	919 sq ft + WC's
Basement Stores :	582 sq ft

### LEASE TERM

The property will be available on a new effectively full repairing and insuring Lease, for a Term to be agreed.

### RATES

Rateable Value (w.e.f. 01/04/26) : £23,000 pa.

Interested parties should make their own enquires with the Local Authority ☎ 0300 123 7023.

### RENT

£40,000 pa. Rent to be paid quarterly in advance.

### COSTS

Each party to be responsible for their own legal costs.

### VAT

The rent will NOT attract VAT.

### EPC

The property has an energy rating of 'C'.

### AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant may be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

### VIEWINGS

All viewings are to be conducted strictly through the above sole agents.

**Tim Kenney**

☎ 01244 345600

✉ [tim@kenneymoore.co.uk](mailto:tim@kenneymoore.co.uk)

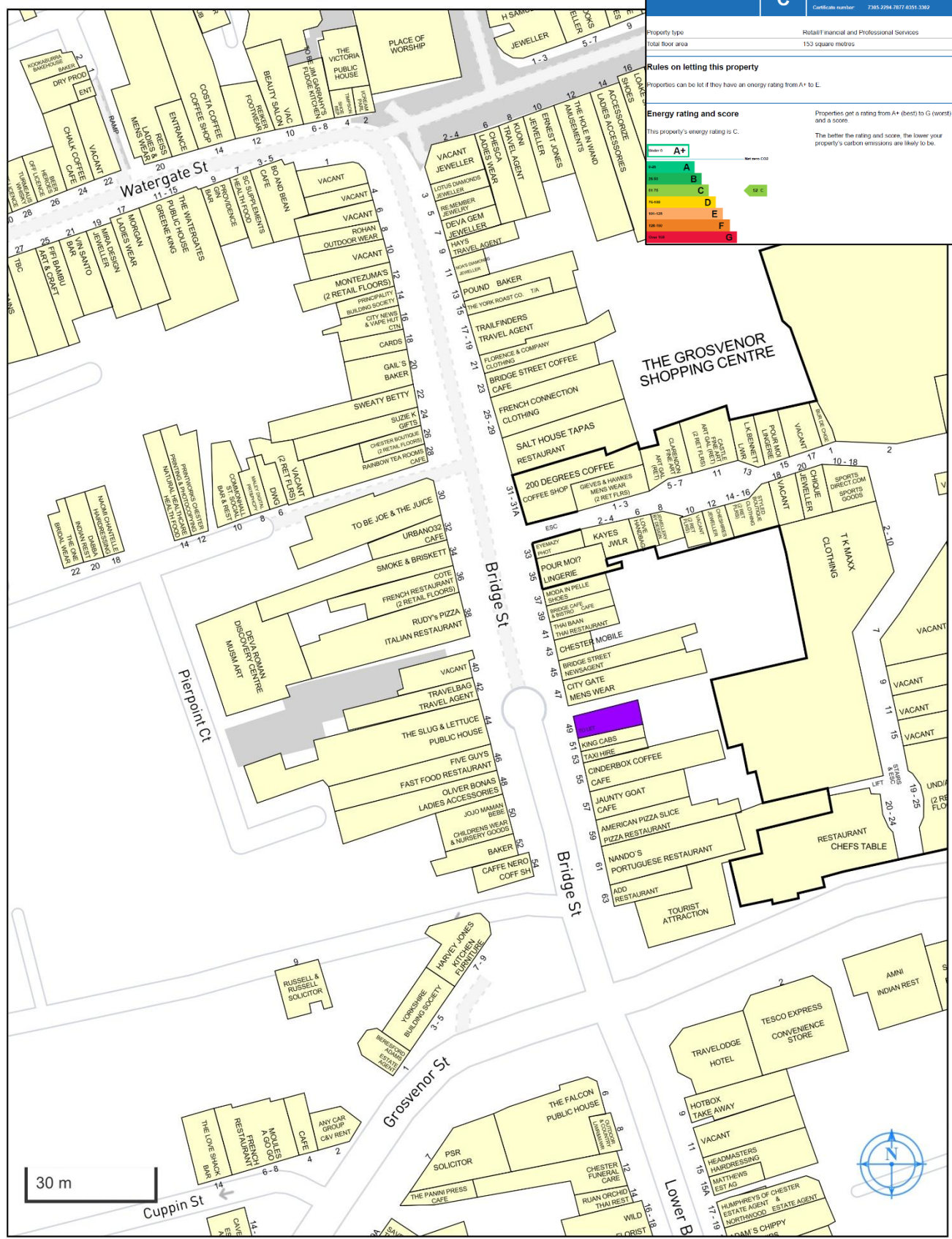
Subject to Contract

07.05.26





Energy performance certificate (EPC)																		
20 Bridge Street CHESTER CH1 1HG	Energy rating <b>C</b>	Valid until 31 May 2034																
		Certificate number 7385 2994 7877 6155 3352																
Property type Total floor area	Retail/ Financial and Professional Services 153 square metres																	
<b>Rules on letting this property</b>																		
Properties can be let if they have an energy rating from A+ to E.																		
<b>Energy rating and score</b>																		
This property's energy rating is C.																		
<table border="1"> <tr><td>A+</td><td>Best</td></tr> <tr><td>A</td><td></td></tr> <tr><td>B</td><td></td></tr> <tr><td>C</td><td>32</td></tr> <tr><td>D</td><td></td></tr> <tr><td>E</td><td></td></tr> <tr><td>F</td><td></td></tr> <tr><td>G</td><td>Worst</td></tr> </table>			A+	Best	A		B		C	32	D		E		F		G	Worst
A+	Best																	
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B																		
C	32																	
D																		
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G	Worst																	
<p>Properties get a rating from A+ (best) to G (worst) and a score.</p> <p>The better the rating and score, the lower your property's carbon emissions are likely to be.</p>																		



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