

TO LET/ FOR SALE

Charming small shop with development potential

61 BROOK STREET
CHESTER
CH1 3DZ



LOCATION

Brook Street is a suburban 'bohemian' shopping area, located on the Northern fringe of the City of Chester, serving the local residential area of Newton. It is also a busy connecting walking-route from Chester Mainline Railway Station, to the City Centre, and close to the New Bus Interchange .

Brook Street has recently been enhanced by an Inner City urban regeneration programme, including upgrading of a number of buildings and improvement works to the (still free) public parking and pavement areas.

ACCOMMODATION

The subject property comprises a self-contained modern building, which was completely re-built only a few years ago, with its own enclosed rear yard (capable of being built into or covered over to provide extra space .

This compact property has the following dimensions and areas:-

Frontage	13 ft	3.96 m
Internal width	12 ft 1	3.68 m
Shop depth	19 ft 3	5.87 m
Ground floor sales (net)	208 sq ft	19.32 sq m
First floor stores (incl wc)	168 sq ft	15.61 sq m

PROPOSAL

The entire property is to let by way of a new FR&I lease for a period to be agreed, subject to three yearly upwards only rent reviews at a rent of **£10,000 pa** payable quarterly in advance.

Alternatively our client would be prepared to entertain offers for the freehold with Vacant possession in the region of **£120,000**.

RATES

The property is assessed at a Rateable Value of £3,900. At this level it is probably that the occupier will be eligible for small Business rates relief and be exempt.

COSTS

Each party to be responsible for their own legal costs.

VAT

The property is **not** elected for VAT.

EPC

An EPC graph is shown overleaf.

Energy Performance Certificate		HM Government
Non-Domestic Building		
61 Brook Street CHESTER CH1 3DZ	Certificate Reference Number: 9317-3069-0972-0190-8105	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p>		
Energy Performance Asset Rating		
<p>More energy efficient</p> <p>A+</p> <p>A 0-25</p> <p>B 26-50</p> <p>C 51-75</p> <p>D 76-100</p> <p>E 101-125</p> <p>F 126-150</p> <p>G Over 150</p> <p>Less energy efficient</p>		
<p>Net zero CO₂ emissions</p> <p>83 This is how energy efficient the building is.</p>		
Technical Information		Benchmarks
<p>Main heating fuel: Grid Supplied Electricity</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m²): 44</p> <p>Building complexity (NOS level): 3</p> <p>Building emission rate (kgCO₂/m²): 85.16</p>		<p>Buildings similar to this one could have ratings as follows:</p> <p>30 If newly built</p> <p>80 If typical of the existing stock</p>

VIEWING

Strictly by appointment through the Sole Agents:-

Tim Kenney

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Subject to Contract

28-01-2019 Ver 1

