

To Let



Chester

33 Bridge Street

Ground Floor Area: 467 sq ft (43.4 sq m)

Rent on Application

Location & Description:

- **The subject unit fronts the extremely popular Bridge Street and benefits from a prominent street level frontage immediately adjacent to the entrance into Eastgate Square.**
- **Surrounding occupiers include Pour Moi, 200 Degrees Coffee, Salt House Tapas, Jigsaw and Gail's Bakery.**
- **H Beauty have now opened a 25,000 sq ft beauty hall in the core of the shopping centre.**

Demise:

Ground Floor 467 sq ft (43.4 sq m)

Rent:

Available upon request.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £2,208.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own legal costs.

Rating Assessment:

Rateable Value (April 2026) – £19,500.

Date Prepared:

February 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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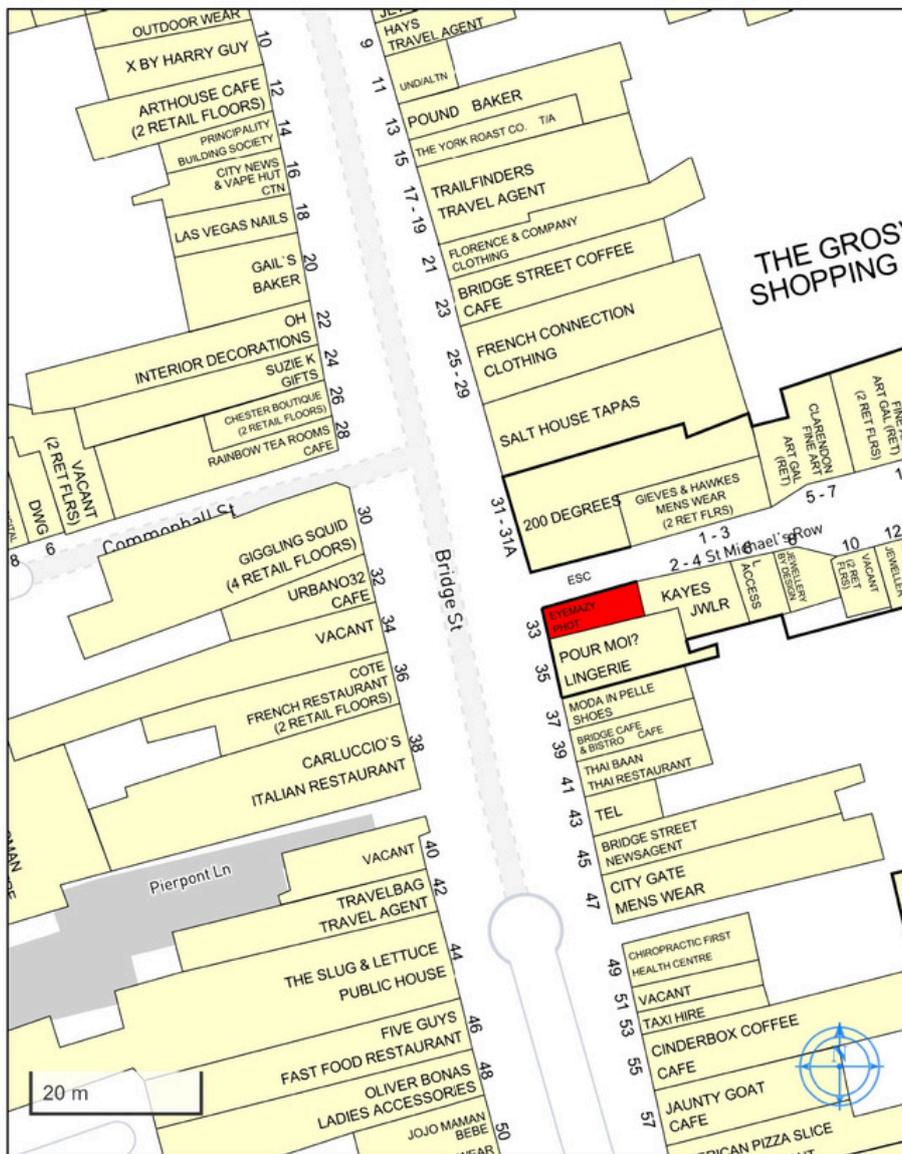
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Chester (33 Bridge Street Goad)

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