

FREEHOLD FOR SALE

CHESTER

**2 CHEYNEY ROAD
CH1 4BS**

LOCATION and DESCRIPTION

The subject premises have previously traded as a wine and tapas bar and are situated between the Chester University Campus and the local shopping area of Garden Lane. It fronts Cheyney Road which links Parkgate Road with the retail park area of Sealand Road and has return frontage on to the attractive Shropshire Union Canal. The city centre is also within only a short walking distance.

The premises are arranged on ground and first floor with a ground floor area of 615 sq ft with an external terraced back yard, whilst the first floor comprises a residential unit separately accessed from Cheyney Road and providing three bedrooms, a kitchen and bathroom.

TERMS

The premises are for sale with vacant possession of the ground floor or subject to the current short term lettings as at 29.12.10.

Ground Floor unit	£600 per mth	£ 7,200pa
First Floor	£195 per week	£10,140pa
Advert hoarding	£340 per 1/4	£ 1,360pa
Equating to		£18,700pa

PRICE

£200,000 excl.



V.A.T

It is understood that the premises are VAT registered

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the disposal.

VIEWING / INSPECTION

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

Tel : 01244 311681

Fax : 01244 344090

Email : richard@boltonbirch.com

Details Dated : 01/02/11

Ref: RWB /



SUBJECT TO CONTRACT