

# RESTAURANT & TAKEAWAY BUSINESS

# CHESTER

## 46 FRODSHAM ST.

## CH1 3JL

### LOCATION

The premises occupy a city centre retailing location immediately adjacent to Frodsham Square and the entrance to the Tesco Superstore, and within only 175m of primary Foregate Street. Frodsham Street provides the only bus route through the city centre. There are numerous pubs, restaurants and wine bars within only a relatively short walking distance.

### DESCRIPTION

The property currently trades as the Chip O Dee fish and chip restaurant and provides a sit down and takeaway service. It is arranged on ground and two upper floors, with a takeaway counter at the front of ground floor and café restaurant facilities to the rear and at first floor level.

Approximately 135 covers are provided. The premises have recently been fully redecorated and re-fitted throughout with modern serving counter and an extensively refitted kitchen to the rear of ground floor with stainless steel walls throughout. The premises are also fitted with air conditioning and a fire alarm system. The approximate dimensions and areas are as follows:-

<b>Ground floor</b>		
Gross Frontage	6.25m	20ft 06in
Shop Internal Width	5.00m	16ft 05in
Built depth	27.40m	90ft 00in
Trading area	113.00m <sup>2</sup>	1,215sq ft
Kitchen & storage	67.22m <sup>2</sup>	723sq ft
<b>First floor</b>		
Front restaurant area	32.44m <sup>2</sup>	350sq ft
male & female WC		
3 staff rooms	24.71m <sup>2</sup>	266sq ft
rear storage / office	19.60m <sup>2</sup>	211sq ft)
<b>Second floor flat</b>		
3 rooms plus shower room	31.00m <sup>2</sup>	334 sq ft
<b>TOTAL AREA</b>	<b>287.97m<sup>2</sup></b>	<b>3,100.00sq ft</b>



### LEASE

The premises are available on a new 15 or 20 year lease, on full repairing and insuring terms and subject to 5 yearly rent reviews. The commencing rent will be £50,000 per annum.

### PREMIUM

A sale price will be sought for the existing business including all fixtures and fittings. Further details are available on request.

### FREEHOLD SALE

A freehold sale may be considered on terms to be discussed.

### RATES

We have been advised by the local rating authority that the property has been assessed for rates as follows:-

Rateable Value	£	26,500.00
Rates Payable 2008/2009	£	12,243.00

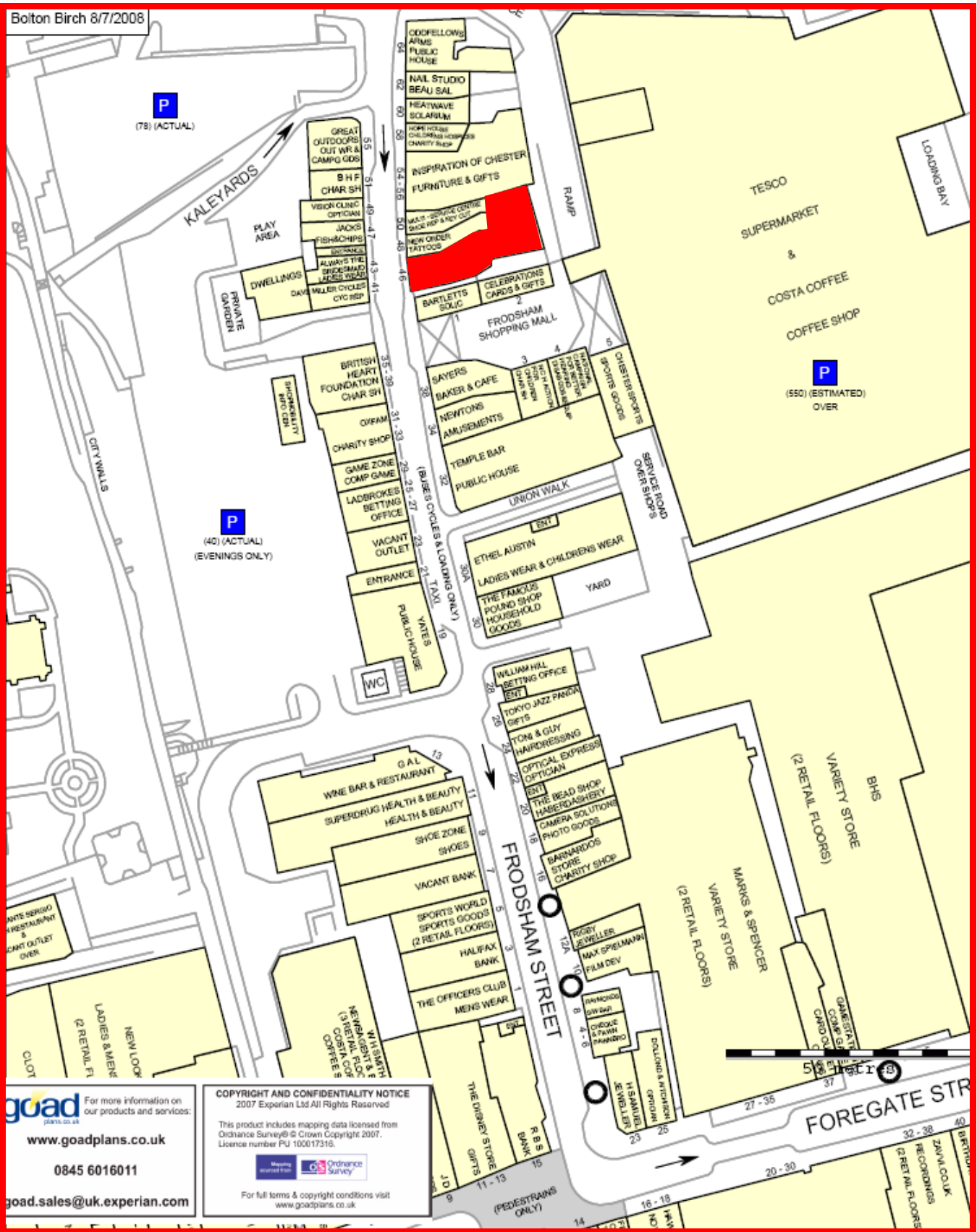
### VIEWING

**STRICTLY BY PRIOR APPOINTMENT  
THROUGH THE SOLE RETAINED AGENTS  
BOLTON BIRCH.**

**SUBJECT TO CONTRACT**



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**07/07/08**



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