



# TO LET

Belltower Walk, Chester CH1 2DY

- Café / restaurant premises in corner location overlooking Chester Cathedral.
- Up to 3,160 sq ft over two floors. Division considered.

Phone today on 01244 311681  
[www.boltonbirch.com](http://www.boltonbirch.com)

**Bolton Birch**

## LOCATION

The premises are situated in the historic centre of Chester fronting Belltower Walk, which is a pedestrian link between St Werburgh Street, The City Walls and Frodsham Street. It overlooks the Cathedral gardens and is within only a very short walking distance of primary Eastgate Street, Town Hall Square and the new Storyhouse Theatre. Retailers close by on St Werburgh Street include White Stuff, Seasalt, Crew Clothing and Barbour. A location plan is attached.

## DESCRIPTION

The premises are currently arranged over two floors connected by a prominent central staircase and occupy a corner location with extensive frontage looking towards the cathedral and Belltower Walk Square. There is also the opportunity of utilising a balcony area although this will be subject to further negotiations as the area does not form part of the current demise.

The ground floor provides good trading space with substantial window area, a bar / counter and, adjacent, a kitchen and preparation area along with further restaurant / seating overlooking the cathedral gardens. Both floors provide WC facilities.

Please note that although, at the time of dictation, there were fully fitted kitchens, tables and chairs, these items are not included in any new lease terms agreed, although could be available to purchase, subject to further negotiations.

## ACCOMMODATION

The property has been measured on an IPMS 3 basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition:

<b>Width (max)</b>	49 ft	14.94 m
<b>Depth (max)</b>	36 ft	10.98 m
<b>Reception Entrance</b>	80 sq ft	7.44 sq m
<b>Ground Floor Trading</b>	1,375 sq ft	127.79 sq m
<b>Kitchen / Cellar</b>	140 sq ft	13.01 sq m
<b>2 WC's &amp; Wash Hand Basins</b>	1,580 sq ft	146.84 sq m
<b>First Floor Trading</b>	815 sq ft	75.75 sq m
<b>Kitchen Area</b>	640 sq ft	59.48 sq m
<b>Male &amp; Female WC's</b>		
<b>Total Gross Area</b>	3,160 sq ft	293.68 sq m

## PLANNING

The premises currently benefit from A3 planning consent.

## LEASE

The premises are available to lease on terms to be agreed.

## RENT

£30,000 per annum exclusive.

## VAT

It is understood that the premises are not currently VAT registered.

## BUSINESS RATES

The Valuation Office Agency Website ([www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates)) has a current Rateable Value assessment of £33,250 creating an estimated rates payable (2019—2020) of £16,362 per annum.

Please contact the Business Rates Department directly for confirmation.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of D85. A full copy of the Energy Performance Certificate is available upon request.

## FURTHER INFORMATION / VIEWING

Please contact Richard Bolton of the sole retained agents Bolton Birch:

**Tel: 01244 311681**

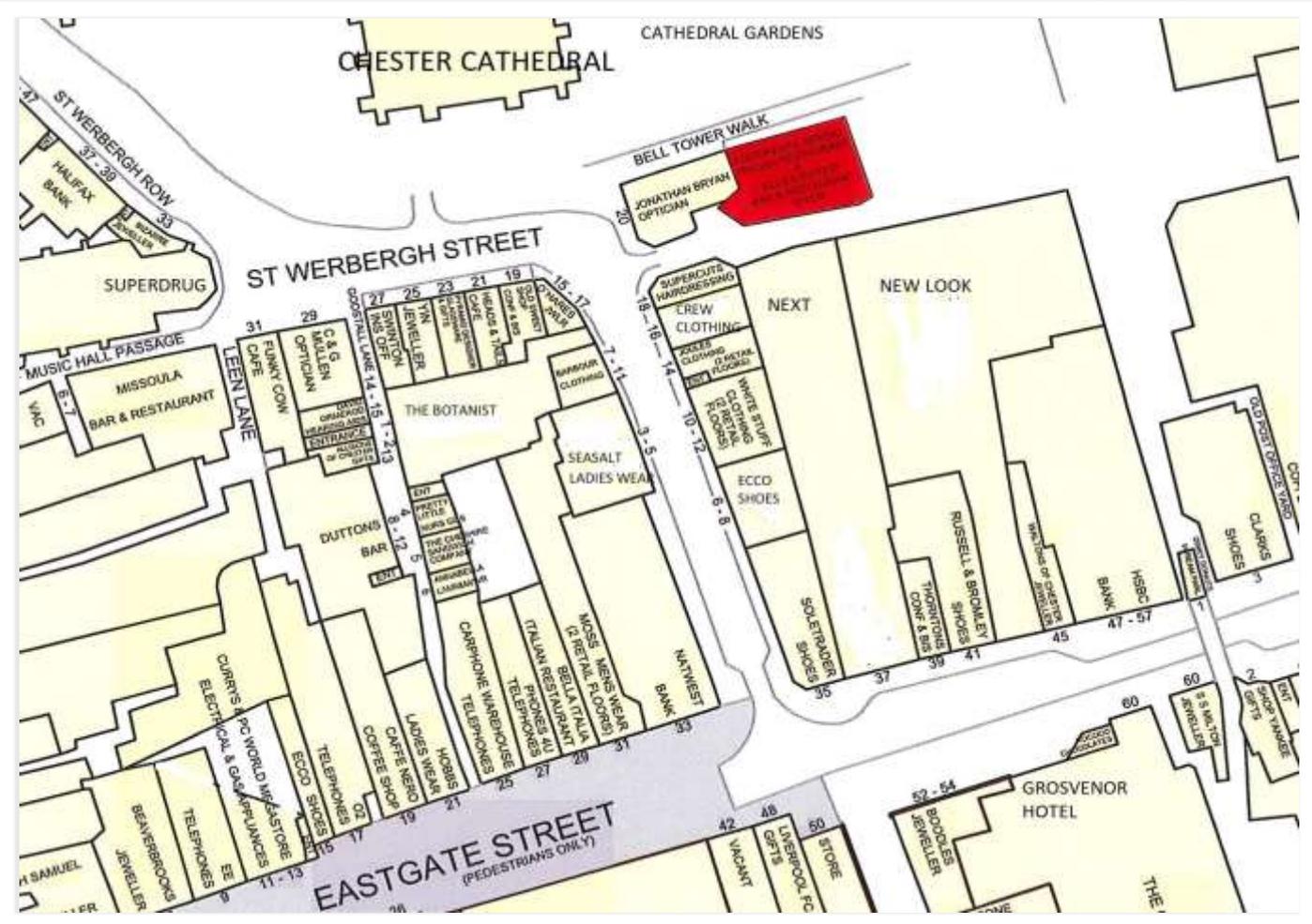
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