

**TO LET**

**21 NEWGATE STREET  
CHESTER, CH1 1DE**

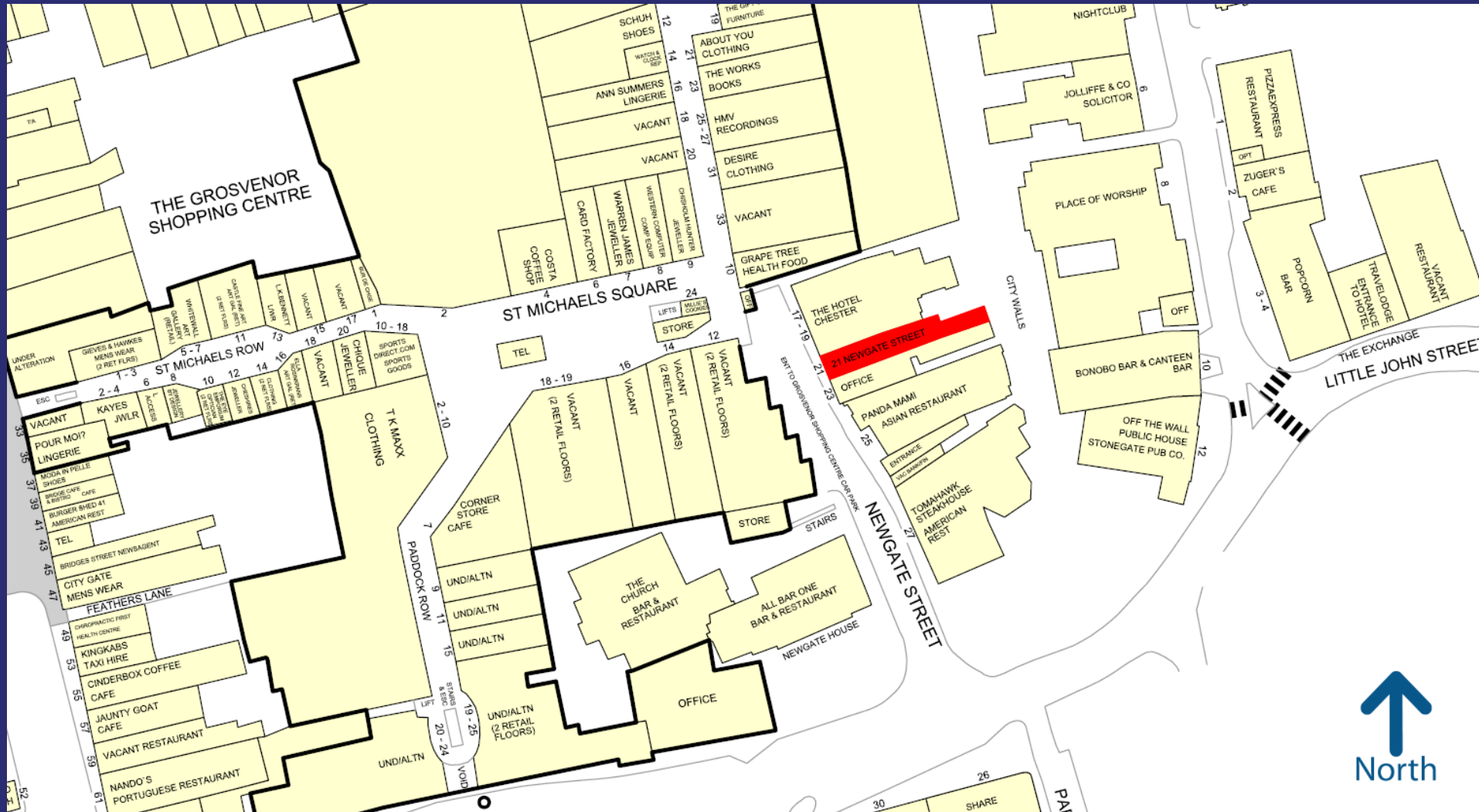


**RESTAURANT OPPORTUNITY**

## LOCATION

The property occupies a secluded location on Newgate Street, inside the City Walls and adjacent to the new hotel and only a short distance away from All Bar One and other bar operators.

The property can be more readily identified from the attached plan.







- **Excellent opportunity for a new restaurant**
- **Adjacent to the new Hotel**
- **City centre location**

## DESCRIPTION

The premises comprises a ground floor sales area, with rear outside seating available. The property has been fitted out to a basic specification, ready for a new restaurant operator.

The basement is available for storage.

## ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

	SQ M	SQ FT
GF sales	103.85	1109

## ASKING RENTAL

£25,000 pax

## RENT DEPOSIT

A rent deposit may be requested depending on credit check.

## SERVICE CHARGE / INSURANCE RENT

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium Further information on request

## LEASE

The property is available on new internal repairing and insuring lease, for a term to be agreed.

## RATES

The VOA website confirms the property has a Rateable Value of £4,400.

The Rateable Value will increase on 1 April 2023 to £7,200.

Interested parties are advised to contact the Local Rating Authority, Cheshire West & Chester Council.

## SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

## VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

## EPC

The Energy Performance Asset Rating for this property is A-24.

A full copy of the Energy Performance Certificate is available upon request from the agents.

## LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

## AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



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**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

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