













## **Christleton Road, Chester, CH3 5UQ**

A fantastic opportunity for someone to take over a newly established business. Having undergone a full renovation within the last 12 months, this cafe will be sold as an ongoing business, with scope and potential to develop even more. Ideal location for local and passing clientele. Leasehold

**Fully Renovated** 

Potential to develop further

**Existing Clientele** 

**Ongoing Operational Cafe** 

**Sought After Location** 

Accounts available upon request

Offers in the Region Of £30,000

## **Main Page**

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**Internal** 25' 9" x 18' 5" (7.86m x 5.61m)

A fully modernised cafe all completed within the last 12 months. Fully operational and for sale with ongoing trade and built clientele. With opportunity to develop, into evening openings and weekends, full details available upon request. The Cafe is fantastically located on a row of other well established businesses, with parking directly in front, and lots of passing trade going in and out of Chester City. A bright modern interior, with an array of table and seating arrangements, counter with fresh coffee and an array of displays, kitchen area to the rear with full equipment and facilities, stock room, store room and W/C with hand basin. Main area (7.86m x 5.61m or 25.78 ft x 18.40ft) Fully modernised, with wood effect laminate flooring, counter, with coffee machine, drinks fridge and shelving, an array of tables and chairs. Kitchen area (5.51m x 2.35m or 18.07ft x 7.70ft) Fully equipped modern kitchen, with electric oven and hob, fridge freezer and chiller, panini machine and stainless steel sink. W/C (3.15m x 1.47m or 10ft x 4.82ft) Separate w/c and hand wash basin. Turnover details available upon request.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a quide only and approved details should be requested from the agents.