

PROPERTY CONSULTANTS

**FIRST TIME TO MARKET FOR OVER 20 YEARS  
CAFÉ/RESTAURANT/BAR OPPORTUNITY  
TO LET ON NEW LEASE  
(Subject To Possession)**



Former 'Atina Kitchen' 103 Foregate Street  
**CHESTER, CH1 1HE**

- Partially Fitted Hospitality Unit
- 1,150 sq ft
- Additional Outside Terrace
- Central Chester City Location

What3words: giant.unique.large



## PROPOSITION

Atina Kitchen has been part of the City Landscape for over 30 years. It originally started as a family business before being sold to the previous owners some 20 years ago. It has provided great home cooking in a delightful environment, but now needs a new operator to refresh and regenerate this fabulous landmark property.

The unit benefits from having been operated as a café/restaurant for years and so has all the necessary consents and services, with extraction and a partially fitted kitchen, but needs modernising and investment and love and passion.

The landlords are open to a conversation about expanding the use to a more wet led or take-away offer, but prospective tenants need to be aware of the impact of use on the apartments upstairs.

## LOCATION

As can be seen from the traders' plan attached, the property is located on the North side of Foregate Street, one of the City's best-known locations.

## PROPERTY

The premises comprise the ground floor of a two-storey property (the upper floors consist of three letting apartments).

Internally there is front seating and bar server area, with a passageway leading to the rear restaurant and outside terrace, and kitchen.

There is a small storeroom and two WC's between these two areas.

Externally there is a private outside terrace with al fresco seating and rear fire escape.

There is also provision for commercial refuse bins and barrel storage.

## ACCOMMODATION

Front Restaurant Seating/Bar Area :	536 sq ft
Rear Seating Area :	257 sq ft
Kitchen :	157 sq ft
WC's/Stores :	197 sq ft
External Al Fresco Dining Area	

## RATING ASSESSMENT

The current Rateable Value is £21,500. Effective from 1 April 2026 the RV will be £19,250.

Interested parties should make their own enquires with the Local Authority ☎ 0300 123 7023.

## PLANNING

The property is located in a conservation area but is NOT Listed.

## LICENSING

The property has previously operated with the benefit of a table licence.

## TERMS

The property is offered by way of a new lease for a term to be agreed on effective full repairing and insuring terms subject to 5 yearly upward rent reviews.

## RENT

**£35,000 pa payable quarterly in advance.**

## PREMIUM

Offers are invited for the fixtures and fittings remaining in the property.

## VAT

The property has NOT been elected for VAT.

## EPC

To be confirmed.

## COSTS

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

## AGENT'S NOTE

It is a legal requirement under Anti-Money Legislation that we must verify the identity of a proposed tenant once a letting has been agreed.

The proposed tenant may be required to provide appropriate information before instructing solicitors and consent to this being checked by an external agency.



### VIEWING & INFORMATION

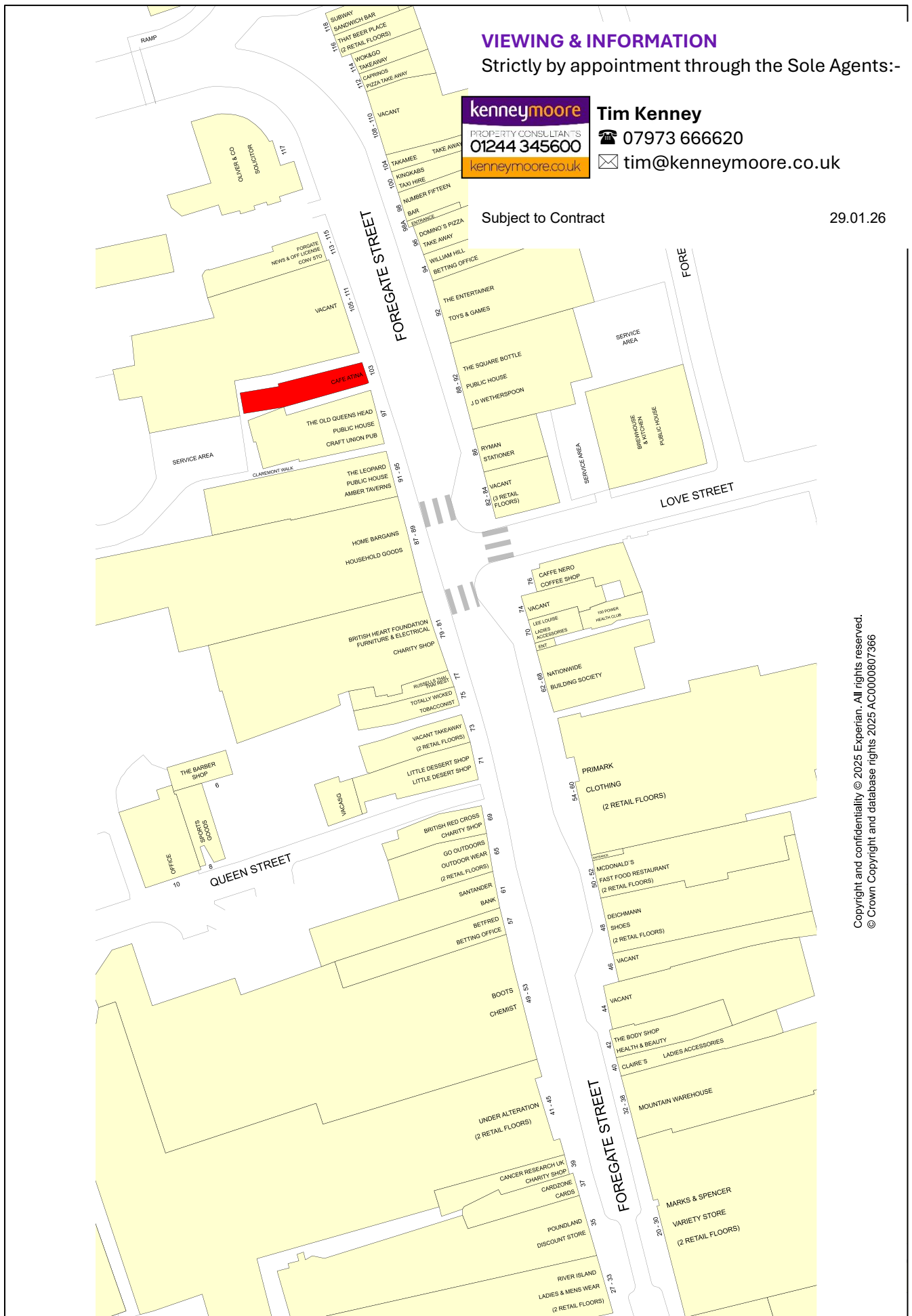
Strictly by appointment through the Sole Agents:-

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Subject to Contract

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