



Bear and Billet

Leasehold

Offers in the Region of **£60,000 Plus VAT**

Bear and Billet, 94 Lower Bridge Street, Chester, Cheshire, CH1 1RU

AT A GLANCE

- Located Within City Walls
- Close to University and Racecourse
- Character Building
- Current Turnover circa £15,000 PW
- Trading Over 3 Floors
- Fully Fitted Catering Kitchen
- Long established Business Over 25 Years
- High Quality Fixtures and Fittings

Viewing And Further Information

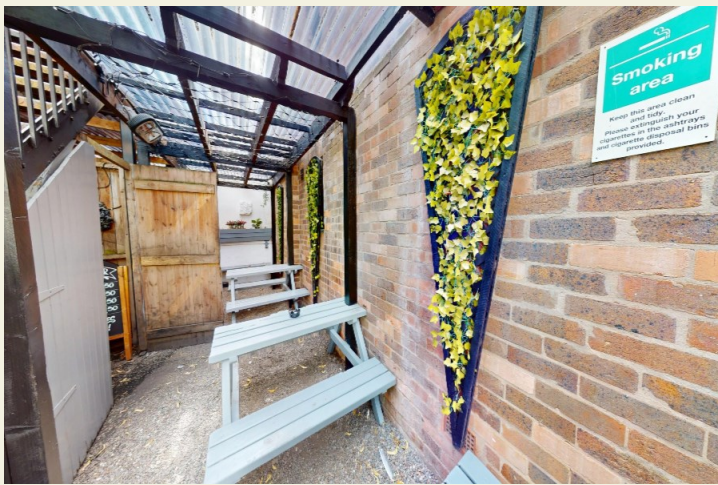
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PROPERTY

The Bear and Billet is a Grade I Listed building and to be said the finest 17th Century timber framed town house in Chester. Enter the building through the inner entrance porch direct into the ground floor bar area which features a front bar and open fire, polished timber floor and exposed ceiling beams and seating for approximately 60 persons on assorted chairs, stools and bench style seating. Upstairs to the first floor is a quieter seating area, again of character having an open fire, part solid wood floor and exposed ceiling beams and providing seating for approximately 40 persons. finally stairs to the second floor trading area set out for circa 40 persons and the commercial catering kitchen which is of good size and fitted with a range of commercial catering equipment. Other ancillary areas include beer cellar, cleaning and general stores.

Ladies and Gentlemans Toilets

Small outside area to the rear primarily for smokers.

PLANNING

The property is Grade I Listed and within a conservation area.

UTILITIES

All mains services are connected.

MEASUREMENTS

Total site area is 0.045 Acres with an internal trading area of 3,718 Sq Ft.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale.



THE BUSINESS

The business operates as a managed house on a wet sales only basis. There is demand for food and the property benefits from a fully fitted commercial kitchen which can only increase the current trade. Financial detail will be made available to parties after viewing the property.

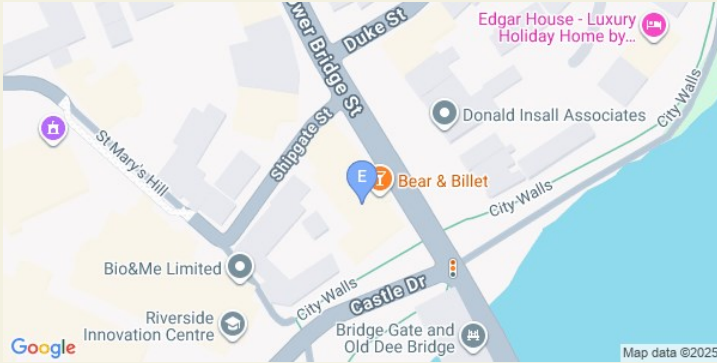
RATES & CHARGES

The rateable value has been set at £53,000 PA.

TENURE

Leasehold - a 25 year free of tie lease from 14th July 2004 expiring on 14th July 2029.





LOCATION

The Bear and Billet is located on Lower Bridge Street, a stones throw from the River Dee within the City Walls of Chester. The property occupies a prominent position and well known as it's black and white half-timbered traditional appearance that dates back to 1664.



ACQUISITIONS // DISPOSAL // LANDLORD & TENANT // EXPERT WITNESS // PROFESSIONAL SERVICES

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