



## 41 Boughton, Chester

£29,000

ESTABLISHED, REPUTABLE AND BUSY SANDWICH BAR.

Having been established for over 35 years, this superb sandwich bar is much coveted within the Chester area. The Business is extremely well situated for both domestic and commercial customers located within a busy thoroughfare. There are numerous offices and places of work nearby as well as a good well populated residential district. The Business, which shows healthy trading figures, comes fully equipped and ready to operate. We understand a new lease will be granted on the premises. Early enquiries are strongly recommended through the Sole Selling Agents Hart & Co 01244 403547 or [info@hartagents.com](mailto:info@hartagents.com).



## LOCATION

Occupying a prime trading location on a busy thoroughfare which is Boughton. The Business is surrounded by independent shops, office developments and Blue Chip retailers such as Waitrose. Short stay parking is available outside the premises and the Business lies within five minutes walking distance of Chester City Centre as well as the nearby Canal Quarter.

## DIRECTIONS

Situated in Boughton, Chester. For sat nav key in CH3 5AF.

## BUSINESS PROFILE

A busy profitable sandwich bar. The Business enjoys an excellent reputation for providing the very best freshly made sandwiches, lunches and snacks as well as beverages.

## FINANCIAL PROFILE

Accounts can be made available upon request.

## OPENING HOURS

Currently 7am - 3pm Monday - Friday (closed weekends)

## TENURE

Leasehold. We understand a new lease will be granted to the successful Purchasers on mutually agreeable terms. Rent and Water for the year ended 31st September 2021 £6,846.

## ACCOMMODATION

MAIN TRADING FLOOR - 28'5" x 10'4" (approx 295 sq ft)

Open plan with customer waiting area with benches. Assorted chiller display cabinets (food and beverage). To the rear of this area are stainless steel prep counters, till and card machine, two microwaves, grill, two electric hobs, additional chillers, sink unit and rear access to courtyard. Staff WC

## UPSTAIRS

There are two offices/storage spaces.

## STAFF

The Business is run by the current Owners with the assistance of one part time member of staff.

## BUSINESS RATES

We understand the Business qualifies for Small Business Rates Relief and is therefore exempt from any rates payable.

## REASON FOR SALE

Retirement

## OPPORTUNITIES

- Improve Social Media
- Extend Opening Hours
- Provide Specific Menus eg Vegan/Gluten Free
- Offer Deliveries

## VIEWING

Viewing is strictly by appointment through the Sole Selling Agents Hart & Co. Please contact either Ian Hart or Sam Minard on 01244 403547 or [info@hartagents.com](mailto:info@hartagents.com)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

SOUGHTON HOUSE, 2 NICHOLAS STREET MEWS,  
CHESTER CH1 2NS.  
TELEPHONE: 01244 403 547.

[www.hartagents.com](http://www.hartagents.com)