



## Neighbourhood

104 – 108 Northgate Street, Chester, CH1 2HT

Tenure: Leasehold

Price: POA

Ref: 96289

 **Sidney  
Phillips**  
Leisure & Hospitality Specialists



### Key Features

- Prime Chester city centre location
- Double fronted lock-up premises
- Two-section trade area (60)
- First and second floor storage space
- Turn-key business
- Average net sales 2023-2025: £493,300

## Location

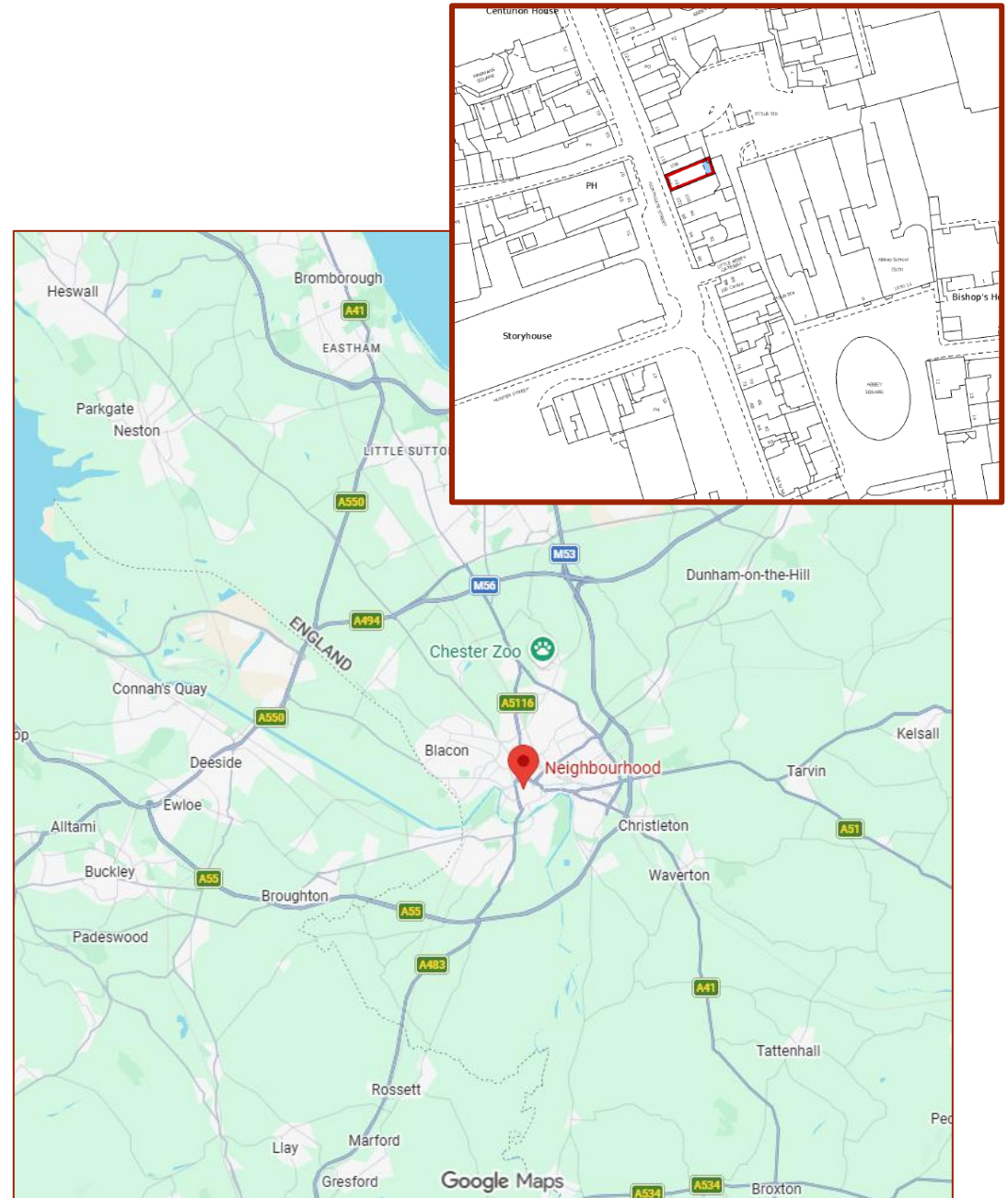
Neighbourhood is located on Northgate Street, within Chester's Roman city walls, in a prime high street position in the heart of the city centre. The property sits amongst other hospitality and retail outlets, a stone's throw from the city's cathedral.

Chester has a multitude of attractions and cultural experiences that appeal to visitors: it is the home of Britain's oldest racecourse, its largest Roman Amphitheatre and its oldest and longest Roman city walls. Four of the city's main shopping streets are lined with the 700-year-old 'Chester Rows' (two-tiered, timber covered galleries) whilst just outside the city is Chester Zoo, the most visited tourist attraction outside of London.

Chester is easily accessible from Liverpool and Manchester and is a hub for a number of major roads including the M53 to the Wirral, the M56 to Manchester and the A55 to North Wales.

## The Property

This double-fronted property holds a mid terrace position on a busy street. The left-hand side of the property occupies the ground floor only whilst the right-hand side of the building extends to three storeys. It is of brick construction, and it is apparent that the internal décor and furnishings have been subject to much investment in recent years. The internal staircase is Grade II listed (list entry number 1376363), this is the only part of the premises which falls under the listing.



## Ground Floor

Open-plan trade area with tile/wood flooring, timber panelled walls and a wood constructed, granite topped BAR SERVERY with Altro nonslip flooring, a well equipped back bar and a coffee station. There is seating for 40 on both loose and fixed bench seating. This trade area is stylishly decorated and furnished throughout.

LADIES' and GENTLEMEN'S TOILETS to the rear of the trade area.

To the left is a smaller trade area with tile/wood flooring, French doors opening onto the street and loose and fixed bench seating for 20 covers. This area can be closed off for private parties and events. There is the possibility to convert this area of the property into a takeaway zone.

TRADE KITCHEN with tile walls and floors. It is of a good size and fully equipped with a good selection of catering equipment and appliances. Separate UTILITY ROOM and WASHROOM.



## First Floor

CCTV ROOM/OFFICE plus STOREROOM and door access onto flat roof.

## Second Floor

TWO LARGE STOREROOMS.

## The Business

Neighbourhood is an independent Chester gem which trades as a Mediterranean restaurant and bar. It offers brunches and live dinner jazz in addition to being a venue for hire for wedding receptions and family celebrations. The business, which initially traded as a bakehouse, still offers sweet and savoury goods and is a hub of the community, hosting various classes and workshops. Our client has operated the business since 2020 and has overseen huge investment in the property which is now home to a stylish and chic business. They are selling in order to relocate.



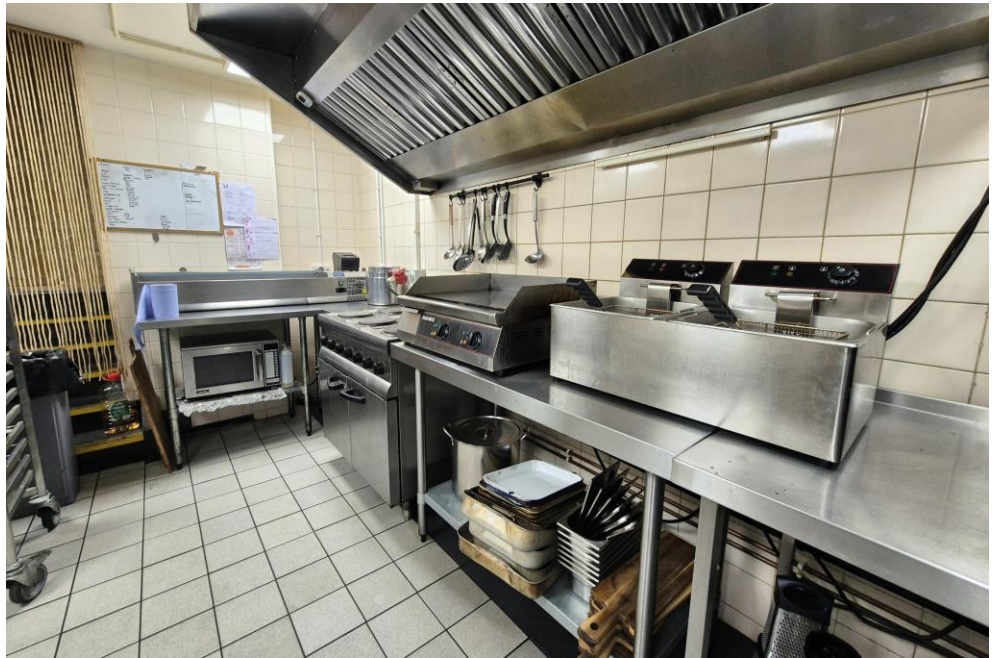


## The business continued

The business has its own website and social media presence and enjoys excellent reviews and ratings.

Average net sales for the period 2023-2025 are £493,300. Following a formal viewing, full trading information will be made available upon request following a formal viewing and with the consent of our client.





## Tenure & Price

**LEASEHOLD Price on Application** to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Property is held on two separate leases: for 104-106 Northgate Street and 108 Northgate Street respectively. Both run concurrently and are part repairing and insuring leases for a term of fifteen years (commencing August 2020). The leases fall within the security provisions of the Landlord & Tenant Act 1954 and are fully assignable. Their combined rent is £30,000 plus VAT per annum, subject to rent reviews, the next being due on 27 August 2030. Each has a six-month rolling mutual break clause. The leases are free-of-tie.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.  
Viewing strictly by appointment only.

## Licences

A Premises Licence is held permitting the retail of alcohol on and off the premises:  
Seven days a week: 09:00 – 23:00.

## Current opening hours

Monday: 12:00 – 16:00  
Tuesday & Wednesday: Closed  
Thursday & Friday: 12:00 – 22:00  
Saturday: 10:00 – 22:00  
Sunday: 10:00 – 15:00

## Services

Mains electricity, water and drainage are connected.  
Rateable value: £28,500 from 1<sup>st</sup> April 2026.  
Local Authority: Cheshire West & Chester Council.





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## Europe

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## Business Mortgages

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.