



# MAGGS & ALLEN

10 PARK ROW

CLIFTON, BRISTOL, BS1 5LJ

**£22,500 Per Annum  
Premium - £45,000**

- Very well presented café
- Basement - sub let to yoga studio at £950pcm
- Great location
- Fully fitted



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

The property features a welcoming customer seating and dining area to the front, with a fully fitted commercial kitchen to the rear, suitable for a variety of food and drink offerings.

Additionally, the basement is currently sublet to a yoga studio at £950 per calendar month (inclusive of VAT), providing an attractive supplementary revenue stream.

An excellent opportunity with added income potential.

## LOCATION

Occupying a prominent position on Park Row, this property is ideally located within a busy and diverse parade of shops, ensuring strong footfall throughout the day. It benefits from close proximity to major local landmarks, including the Bristol Royal Infirmary, Park Street, and Bristol University.

## LEASE DETAILS

Offered to let by way of assignment of the current tenant's existing lease until February 2027. We understand the lease is granted within sections 24-28 of the landlord and tenant act 1954 and therefore offering security of tenure. Alternatively the landlord would consider a new lease if preferred. The current planning prohibits the café trading after 18:00.

Each party to incur their own legal costs with the landlords legal fees split 50/50 between the assignee and assignor.

## INVENTORY / PREMIUM

A premium of £45,000 is sought to include fixtures and fittings.

## ACCOMODATION

Café: Approximately 473sqft

Store Room - 42sqft

Basement - Approximately 620sqft

plus additional toilets and kitchenette.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## BUSINESS RATES

The rateable value for the ground floor is £9,600.

The rateable value for the basement is £3,300.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires February 2027).

## VIEWINGS

By appointment with Maggs & Allen.

## VAT

We understand that VAT is applicable to the rent.

## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

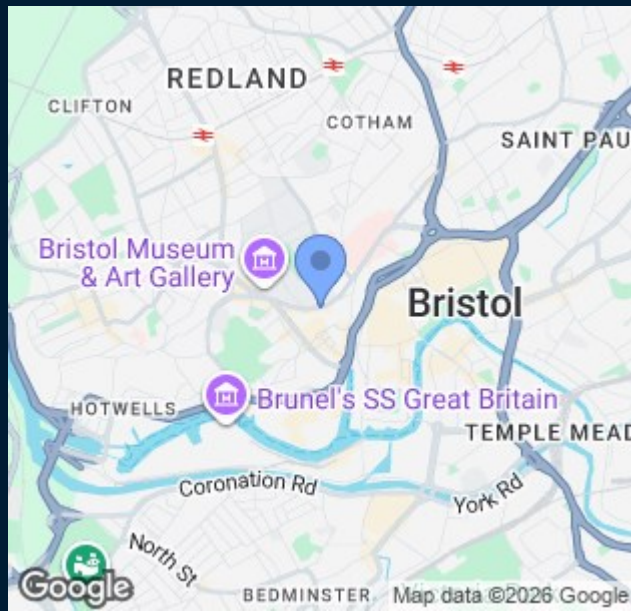
## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



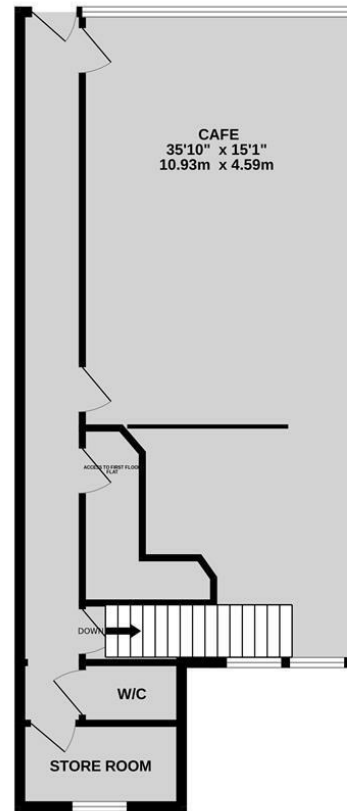


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

**BASEMENT LEVEL**  
667 sq.ft. (61.9 sq.m.) approx.



**GROUND FLOOR**  
732 sq.ft. (68.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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