



# MAGGS & ALLEN

36 NORTH STREET

BEDMINSTER, BRISTOL, BS3 1HW

**Ingoing Premium: £50,000  
Rent: £8,500 Per Annum**

- Fitted Restaurant
- Commercial Extraction
- North Street
- Bedminster/Southville Borders
- Large Enclosed Terrace
- Rent of £8,500pa
- Ingoing Premium of £50,000



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

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

## DESCRIPTION

A fantastic opportunity to purchase a fully fitted restaurant located in a prime trading position on North Street on the borders of Bedminster and Southville. The restaurant measures approx 650 ft<sup>2</sup> and benefits from a commercial kitchen (with commercial extraction), an alcohol Premises License, and a large enclosed terrace to the rear.

The restaurant is available by way of a lease assignment, with an ingoing premium of £50,000 and an annual rent of just £8,500. Ideal for experienced operators or those looking to step into a vibrant and popular hospitality location.

## LOCATION

The restaurant is located in a busy trading position on North Street. Notable neighbouring operators include Local and Kask.

## BUSINESS RATES

The rateable value with effect from April 2023 is £7,900. We therefore expect those eligible for small business relief could benefit from nil rates at this time. However, we advise all interested parties to confirm directly with Bristol City Council.

## ACCOMODATION

The premises is arranged as a restaurant to the front with rear kitchen, wc and the added benefit of a sizable and enclosed rear terrace.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B - valid to March 2031.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## FLOOR PLAN

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

## LEASE DETAILS

The premises is offered for sale based on an assignment of the current term. The lease is drafted for a term of 15 years from March 2022 at a rent of £8,500pa. There is a rent review in 2026 (and every third anniversary thereafter) although the increase is capped at no more than a 10% increase. There is a tenant only break option in 2028 and a further mutual break in 2032. A copy of the lease is available on request. The outgoing and ingoing tenant are to incur their own respect legal fees, but the landlords legal fees are to be split equally between the outgoing and ingoing tenant.

## TENANT APPLICATION FEE

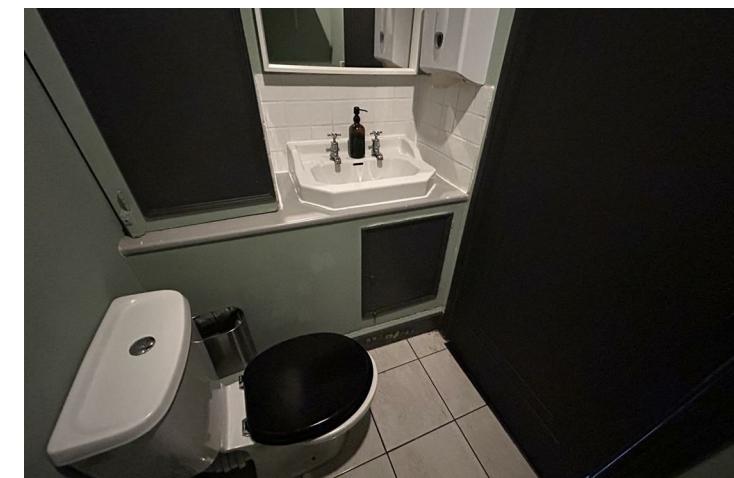
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

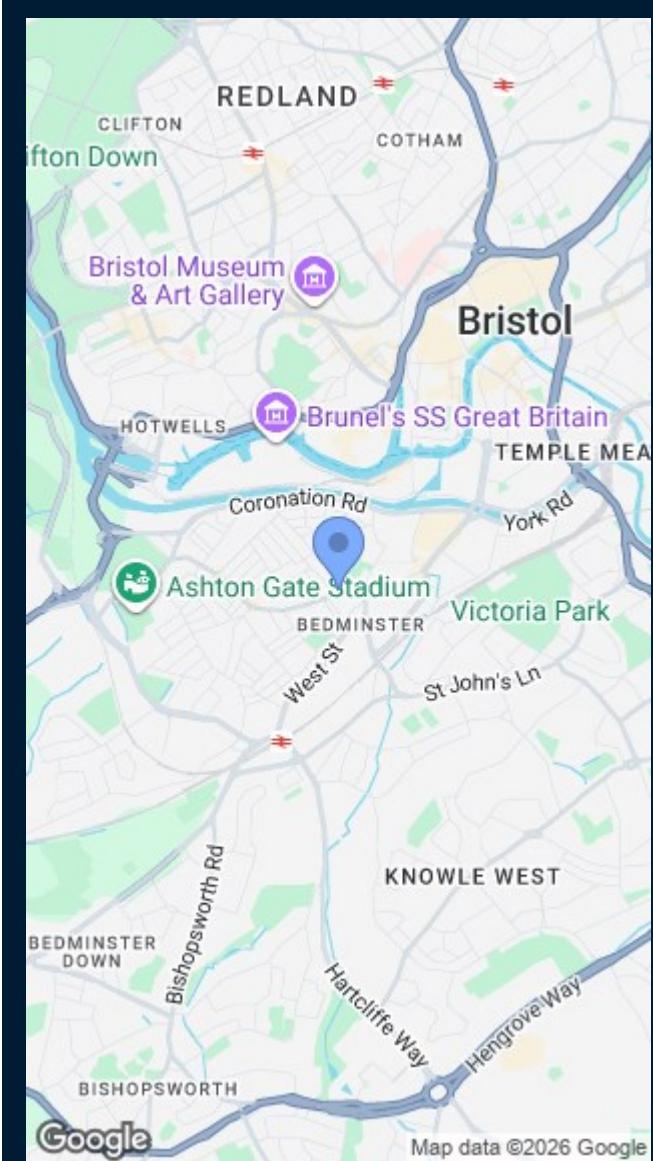
## CONTROL OF ASBESTOS REGULATIONS

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.

## VIEWINGS

By appointment.





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.



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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