



MAGGS & ALLEN

90 COLSTON STREET
BRISTOL, BS1 5BB

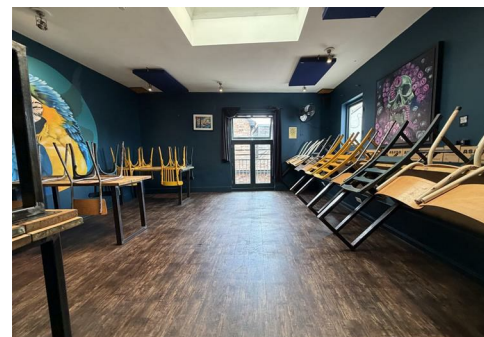
**£23,000 Per Annum
Premium - £90,000**

- Fully fitted restaurant
- Arranged over 2 floors
- Approximately 1,392 sq ft
- Great location



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A stylish and well presented restaurant of approximately 1,392 sq ft, arranged over two levels. The ground floor features an attractive bar and dining area with excellent natural light and street presence. The basement level includes a fully fitted commercial kitchen, storage space, and WC facilities.

Ideal for a variety of dining concepts, this turnkey space offers both functionality and great visibility in a prime setting.

LOCATION

The premises are ideally situated in a highly sought after and vibrant trading position on Colston Street. This location benefits from significant foot traffic, with excellent visibility and accessibility.

PREMIUM

An ingoing premium of £80,000 is sought to include fixtures and fittings.

LEASE DETAILS

The property is available to let by way of assignment of an existing 15 year lease from February 2024.

There is a tenant only break clause and upwards rent review in February 2028.

The ingoing and outgoing tenants are to incur their own legal costs and are to split the landlord's costs 50/50.

BUSINESS RATES

The rateable value with effect from April 2023 is £16,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B (valid until February 2034)

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment with Maggs & Allen.

CONTROL OF ASBESTOS REGULATIONS

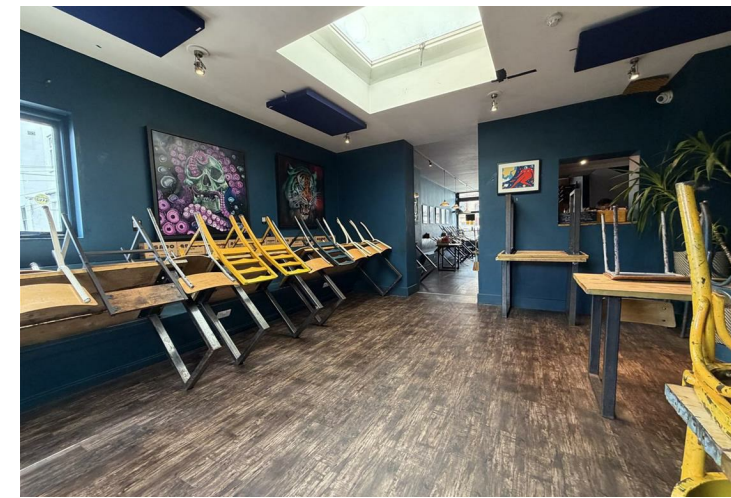
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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

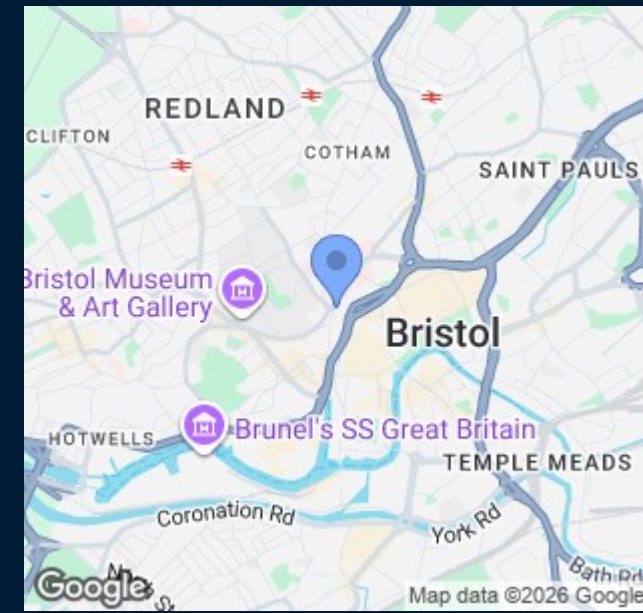
TENANT APPLICATION FEE

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.

CODE FOR LEASING BUSINESS PREMISES

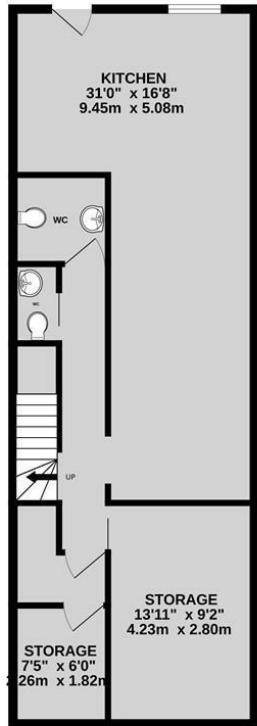
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



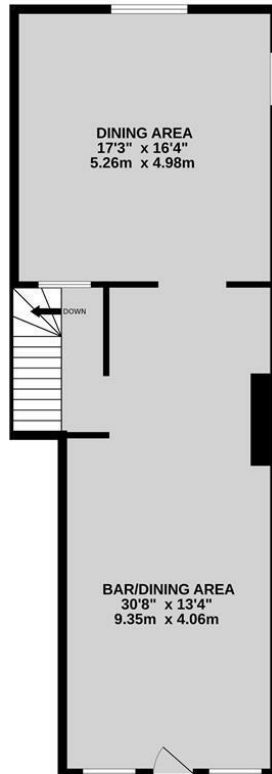


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
679 sq.ft. (63.1 sq.m.) approx.



GROUND FLOOR
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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