



MAGGS & ALLEN

287 CHURCH ROAD
REDFIELD, BRISTOL, BS5 9HT

**£22,000 Per Annum
Premium - £65,000**

- Fully fitted café/restaurant
- Approximately 1,000 sq ft
- Rear terrace
- Bust trading position



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A well presented and inviting café/restaurant extending to approximately 1,000 sq ft, arranged to provide a comfortable and functional layout. The premises comprises a dining area and a fully equipped kitchen designed for efficient food preparation and service. Additional features include conveniently located WC facilities and a rear terrace.

LOCATION

The property occupies a prominent and busy trading position on Church Road, benefiting from a high level of passing footfall and excellent visibility. It is conveniently located within close proximity to St George's Park, further enhancing the area's appeal.

LEASE DETAILS

The café/restaurant is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

PREMIUM

An ingoing premium of £50,000 is sought to include fixtures and fittings.

BUSINESS RATES

The rateable value with effect from 2026 is: £10,750. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C (valid until January 2035)

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. As an actively trading business, no attempts to make direct contact should be made.

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.

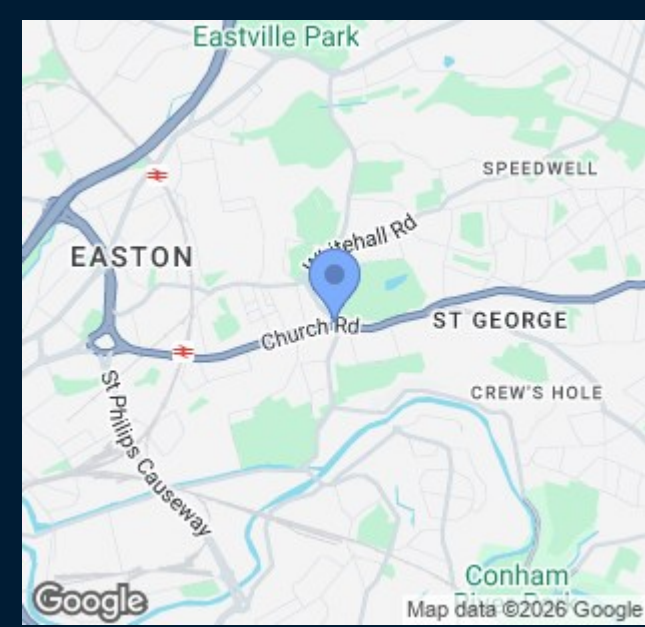
CONTROL OF ASBESTOS REGULATIONS

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.

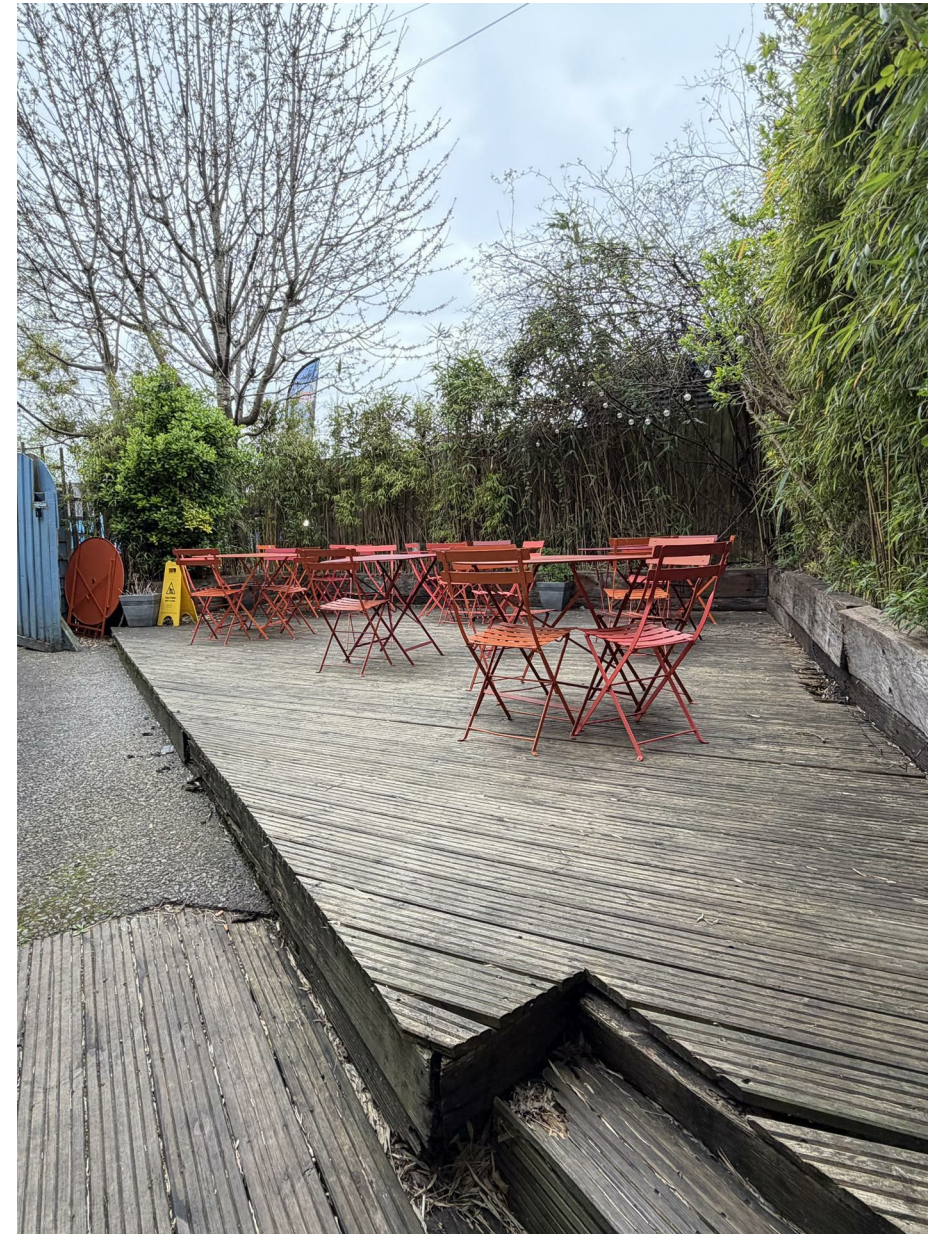
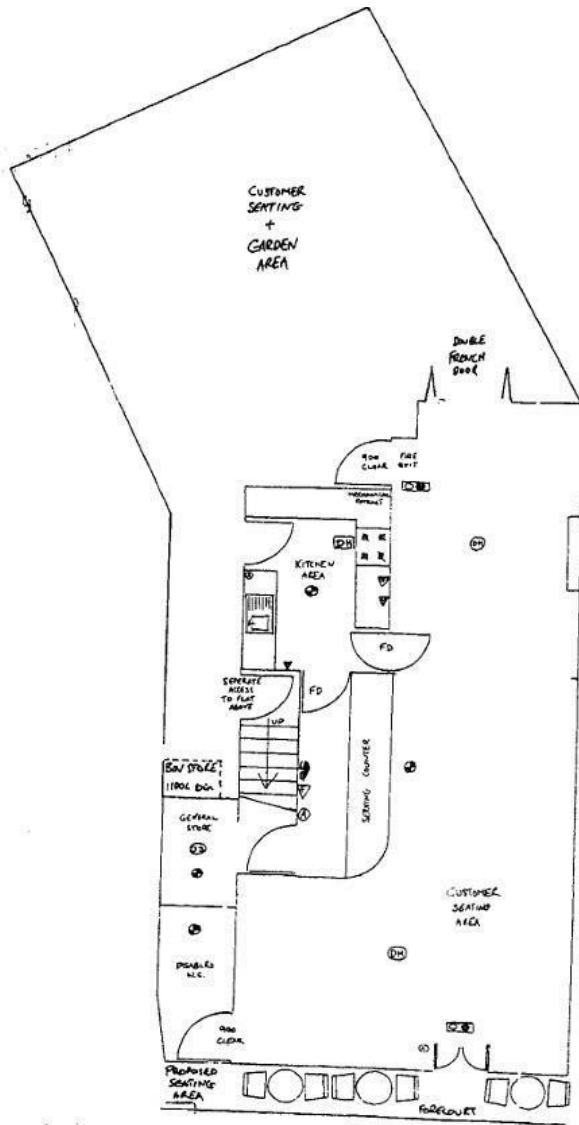
CODE FOR LEASING BUSINESS PREMISES

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.



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