



MAGGS & ALLEN

184C WELLS ROAD
WELLS ROAD, BRISTOL, BS4 2AL

£16,230 Per Annum
Premium - £75,000

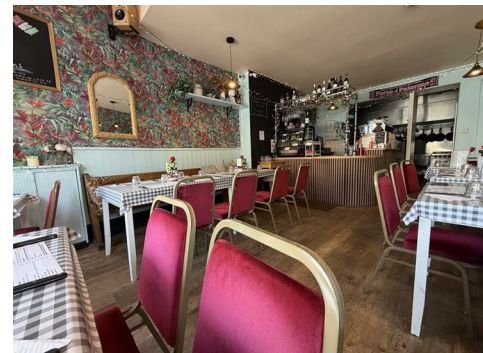
- Modern, well equipped kitchen
- Full commercial extraction
- Front terrace for outdoor dining
- Approximately 725 sq ft
- Premises license



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

0117 973 4940

www.maggsandallen.co.uk



184C WELLS ROAD, TOTTERDOWN, BRISTOL, BS4 2AL

£16,230 Per Annum
Premium - £75,000

DESCRIPTION

A well presented and fully fitted café/restaurant of approximately 725 sq ft currently operating as a pizzeria. The premises is arranged as front customer dining area with bar and toilet facilities, rear kitchen, preparation area and storage space. Benefits include full commercial extraction and front terrace for outdoor dining. This property presents a fantastic opportunity for anyone looking to take over a well established pizzeria or to introduce a new culinary concept to the area.

LOCATION

Situated in a highly visible and prime spot on Wells Road in Knowle, the property benefits from a steady flow of passing traffic, both day and night.

LEASE DETAILS

The property is offered to let by way of a lease assignment of a 10 year lease from April 2022. at a passing rent of £16,230pa and is subject to 3 yearly rent reviews. We understand the lease is granted within sections 24 - 28 of the landlord and tenant act 1954.

Each party to incur their own respective legal fees with the landlord's legal fees split 50/50 between the ingoing and outgoing tenant.

PREMIUM

Please note an ingoing premium of £75,000 is sought to include fixtures and fittings.

BUSINESS RATES

The rateable value with effect from April 2023 is £11,250. 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: TBC

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.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 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.

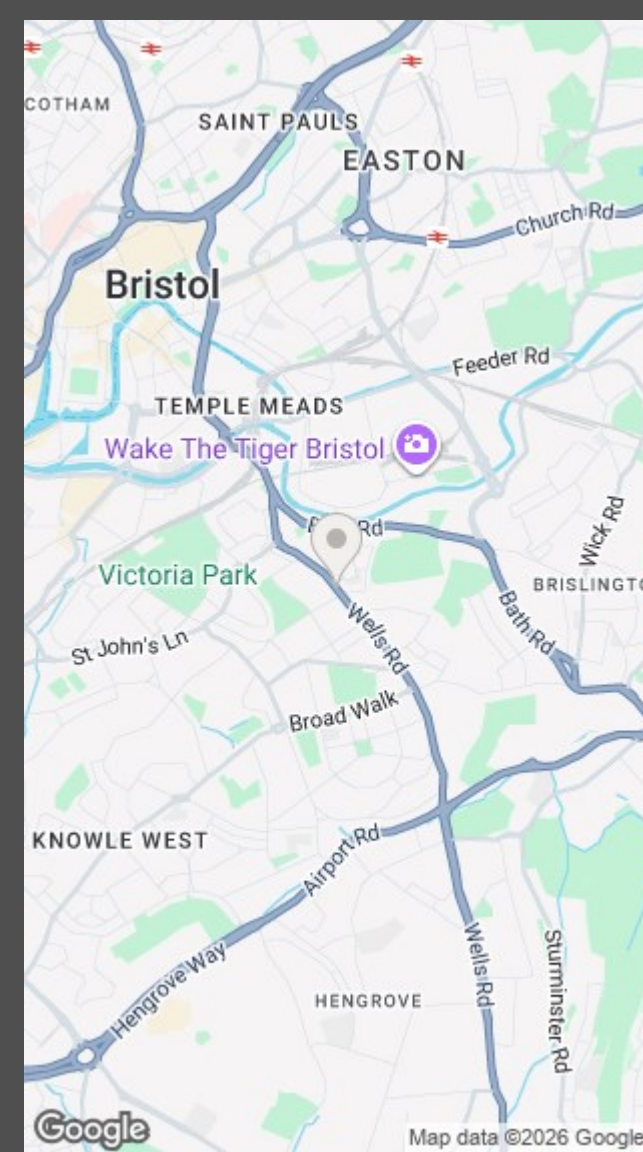
CONTROL OF ASBESTOS REGULATIONS

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.

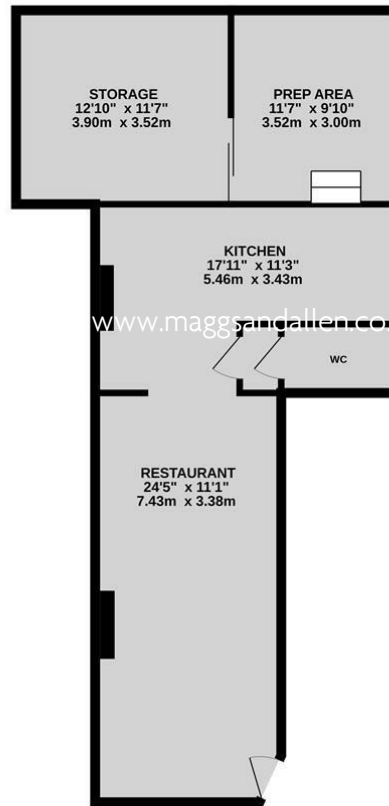




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725sq.ft. (67.4 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.
Made with Metropix 02024



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

