

MAGGS & ALLEN

31 BRISLINGTON HILL
BRISLINGTON, BRISTOL, BS4 5BE



£800 PER CALENDAR MONTH

Restaurant premises of approximately 1,000 sq ft arranged over ground and first floors. The property benefits from commercial extraction and convenient rear access, suitable for a range of food and catering uses (subject to consent). Situated on Brislington Hill, within close proximity to Bristol Park & Ride.

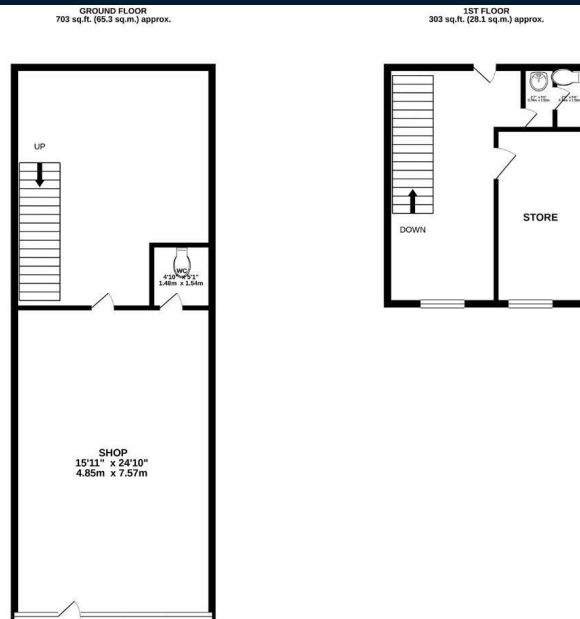
Offered for let on an effectively Full Repairing and Insuring basis, by way of a service charge. Full lease terms to be agreed.

22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

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31 BRISLINGTON HILL, BRISLINGTON, BRISTOL, BS4 5BE



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, Maggs & Allen, its directors, agents and any other persons are not responsible for any errors or omissions in this advertisement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser should verify the accuracy of the information and make their own enquiries. As to this property or otherwise can be given. Maggs & Allen 10/2025

DESCRIPTION

Restaurant premises of approximately 1,000 sq ft arranged over ground and first floors. The property benefits from commercial extraction and rear access, suitable for a range of food and catering uses (subject to consent).

LOCATION

Situated on Brislington Hill, within close proximity to Bristol Park & Ride.

LEASE DETAILS

Offered for let on an effectively Full Repairing and Insuring basis, by way of a service charge. Full lease terms to be agreed.

BUSINESS RATES

We understand the rateable value effective from April 2026 is £8,900.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating C

LEGAL COSTS

Each party to incur their own legal costs.

VAT

We are informed VAT is applicable to this property.

VIEWING

By appointment.

TENANT APPLICATION FEE

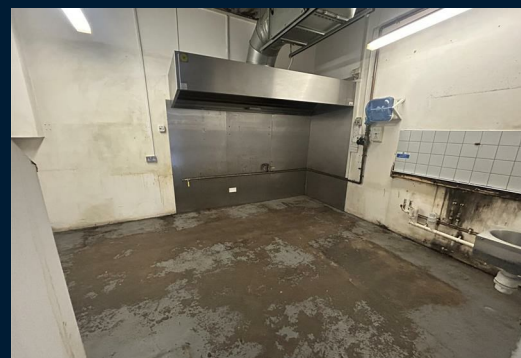
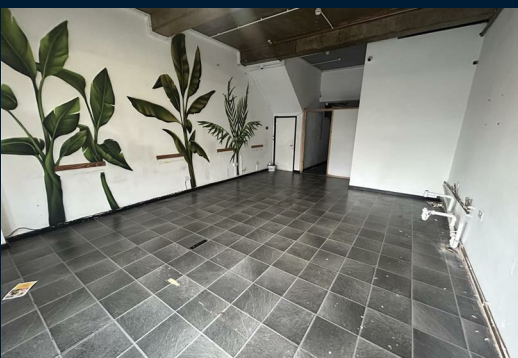
The ingoing tenant will be charged an application fee of £300+VAT towards the costs incurred in undertaking appropriate credit and reference checks.

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.