



MAGGS & ALLEN

58 PARK STREET
BRISTOL, BS1 5JN

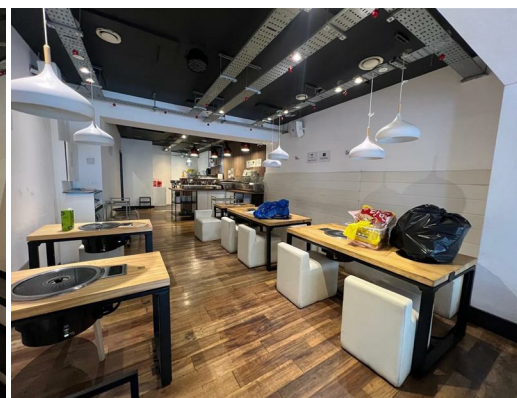
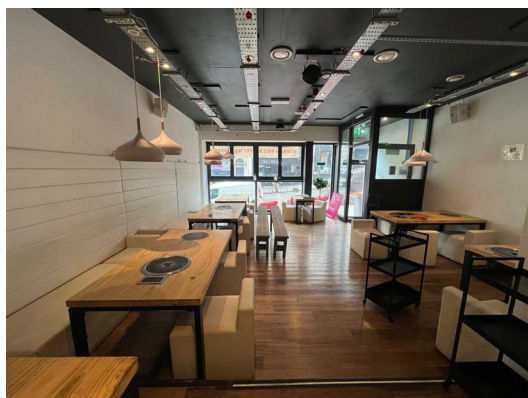
£50,000 Per Annum

- Restaurant Premises
- Park Street, BS1
- Includes Basement/Part First Floor
- Large Commercial Kitchen
- No Ingoing Premium
- New Lease Available



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

An exceptional opportunity to lease a restaurant premises located in a prime trading position on Park Street, BS1. The premises measures approximately 2,500 ft² and is arranged predominantly over ground floor, with additional part first floor and basement. The unit benefits from a large commercial kitchen with commercial extraction, a rear courtyard garden, and was previously arranged as a restaurant with additional karaoke rooms. The unit is available to let, without an incoming premium, on a new effectively fully repairing and insuring basis.

LOCATION

The unit is located in a prime trading position on Park Street opposite Nando's.

BUSINESS RATES

The rateable value with effect from April 2023 is £27,250pa.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B

VAT

All figures quoted are exclusive of VAT unless otherwise stated. We understand the property is opted for VAT and therefore VAT will be applied to the rent.

LEASE DETAILS

The premises are available to let on an effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

FLOOR PLAN

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

VIEWINGS

By appointment.

ACCOMODATION

GROUND FLOOR

Approx. 1,545 ft² (143.5m²) arranged as restaurant, customer toilets, kitchen and stores.

FIRST FLOOR

Approx. 405 ft² (37.6m²) arranged as three karaoke rooms.

BASEMENT

Approx. 538 ft² (50m²) providing further former karaoke rooms and stores and toilet facilities.

OUTSIDE

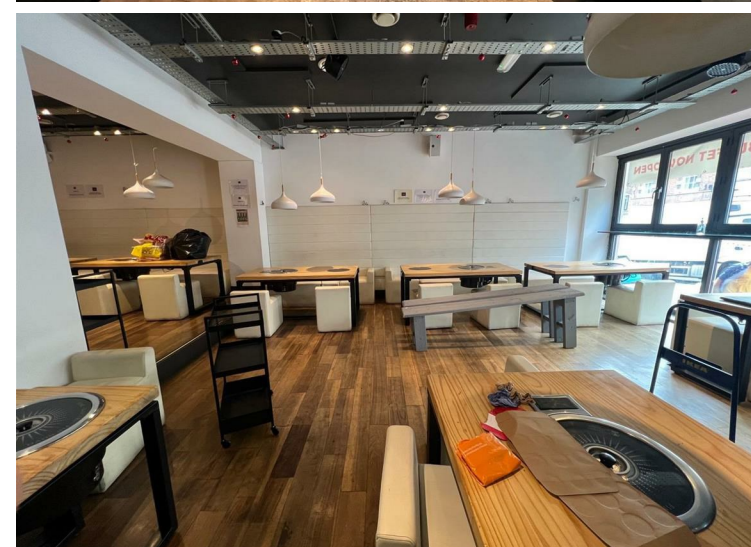
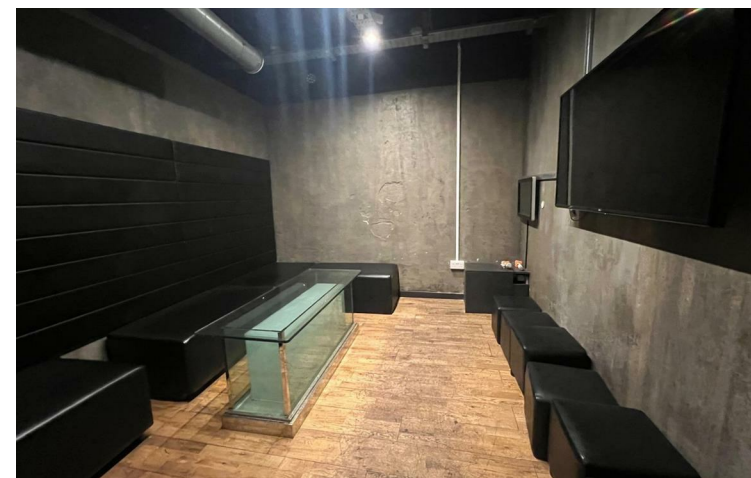
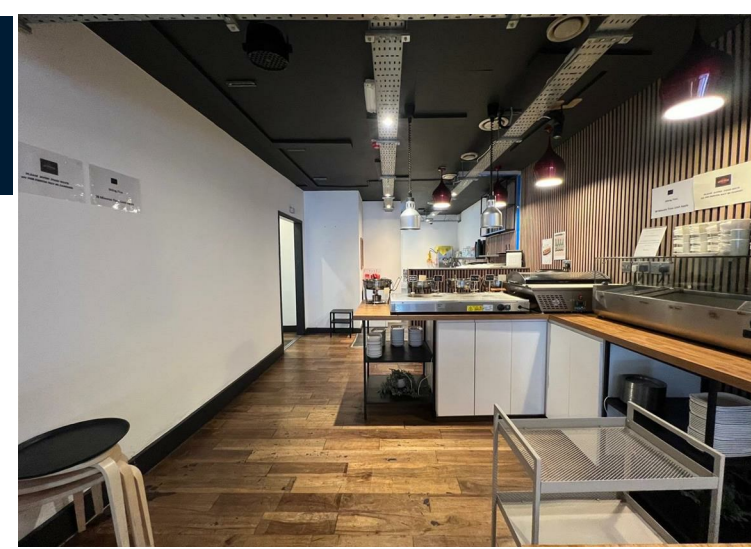
To the rear of the property is a large enclosed courtyard garden and further storage shed.

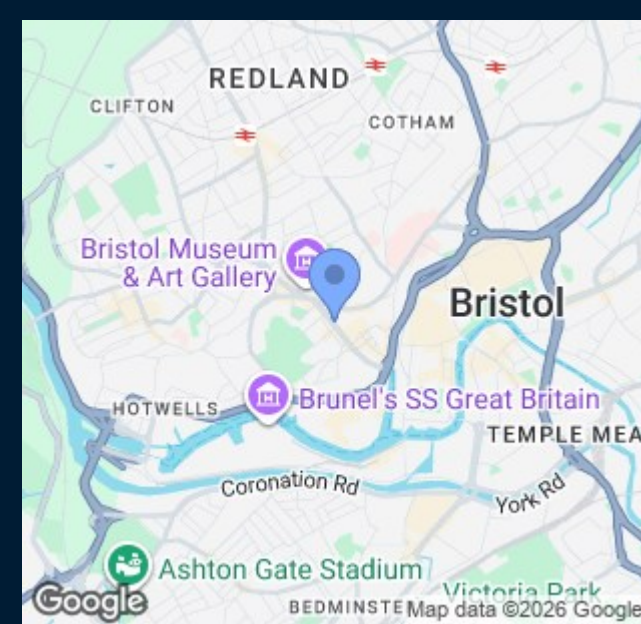
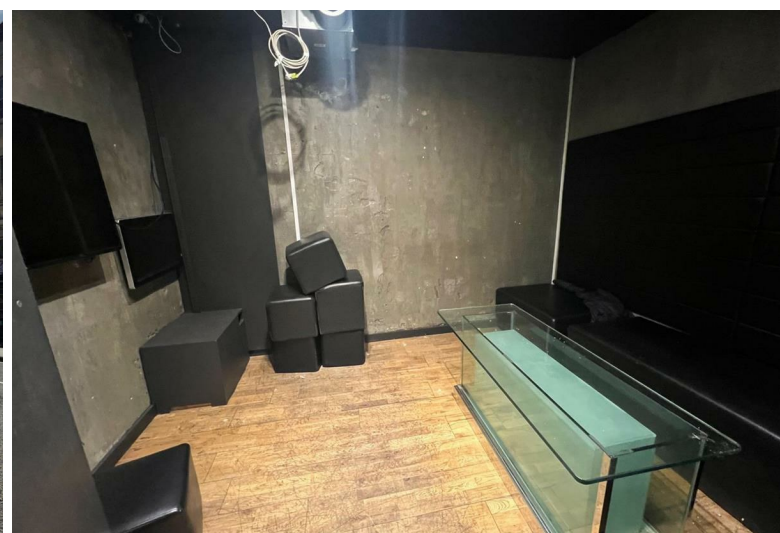
TENANT APPLICATION FEE

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

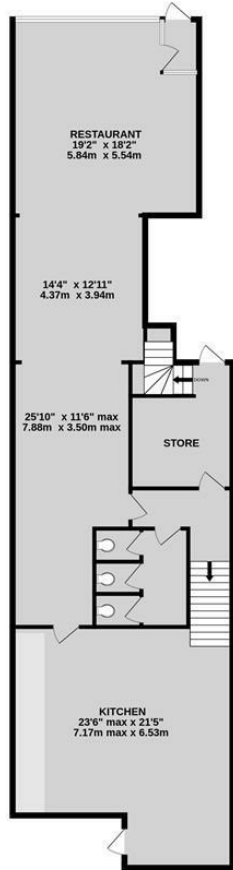
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained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



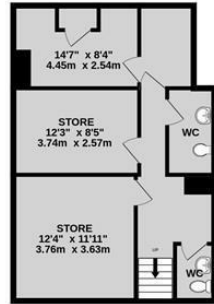


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

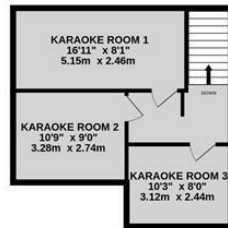
GROUND FLOOR
1545 sq.ft. (143.5 sq.m.) approx.



BASEMENT
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2489 sq.ft. (231.2 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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