

# MAGGS & ALLEN

81 WEST STREET

BEDMINSTER, BRISTOL, BS3 3NU

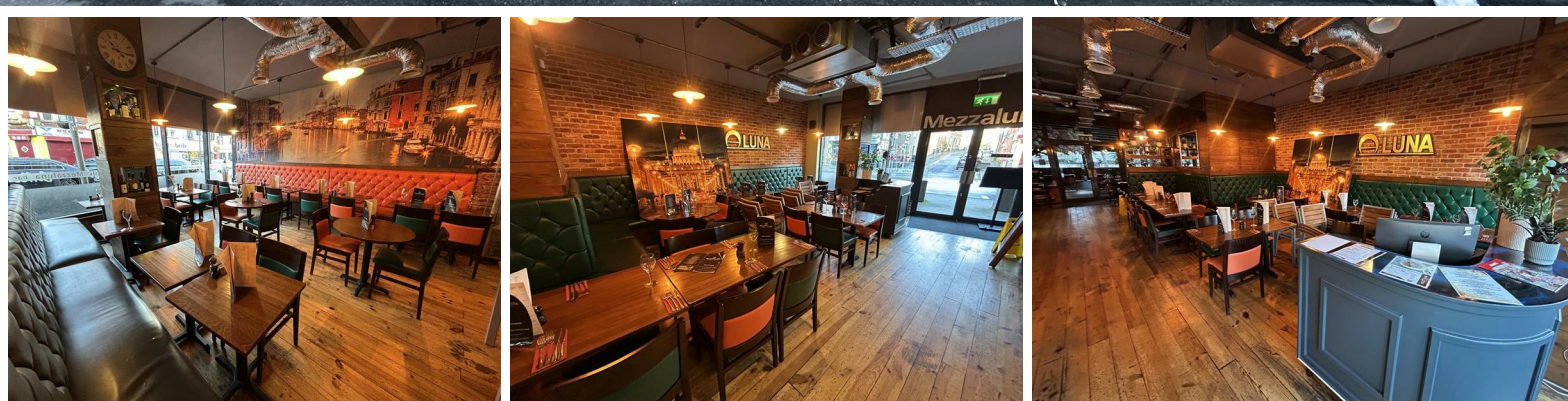
**£30,000 Per Annum**

- Well presented & fully fitted restaurant
- Premium - £90,000
- Approximately 1,545 sq ft
- Front & rear terraces
- Premises license



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

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

Very well presented and fully fitted restaurant of approximately 1,545 sq ft providing approximately 70 internal covers, with a further 40 covers available within the external seating areas. The premises is arranged as open plan dining area with bar, front and rear terraces, commercial kitchen and toilet facilities. Benefits include a premises license and retractable awning in the rear terrace.

## LOCATION

The property occupies a prominent and highly visible trading position on West Street in Bedminster. It sits immediately adjacent to a Tesco Express, benefiting from the strong footfall this generates, and is also within easy walking distance of both East Street and North Street, offering a wide range of local amenities.

## LEASE DETAILS

The restaurant is available to let on an effectively new full repairing and insuring lease, subject to a service charge. Each party to incur their own respective legal fees.

## PREMIUM

An incoming premium of £90,000 is sought to include fixtures and fittings.

## BUSINESS RATES

The rateable value with effect from April 2023 is £21,000.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B (valid until July 2032).

## 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.

## TENANT APPLICATION FEE

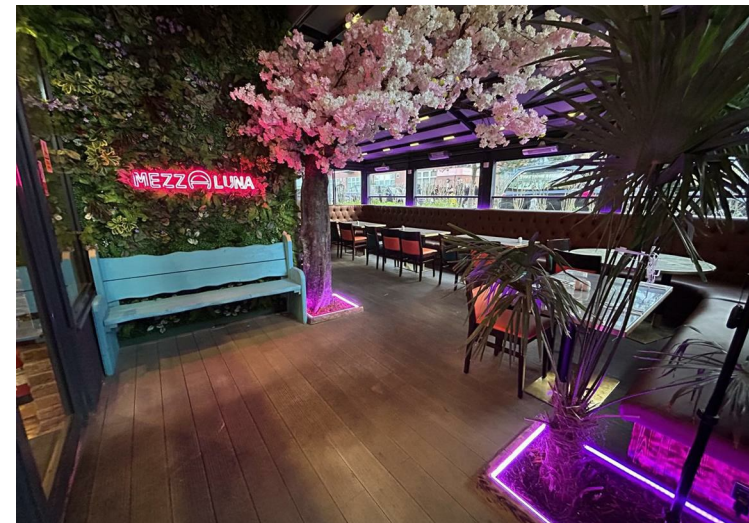
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

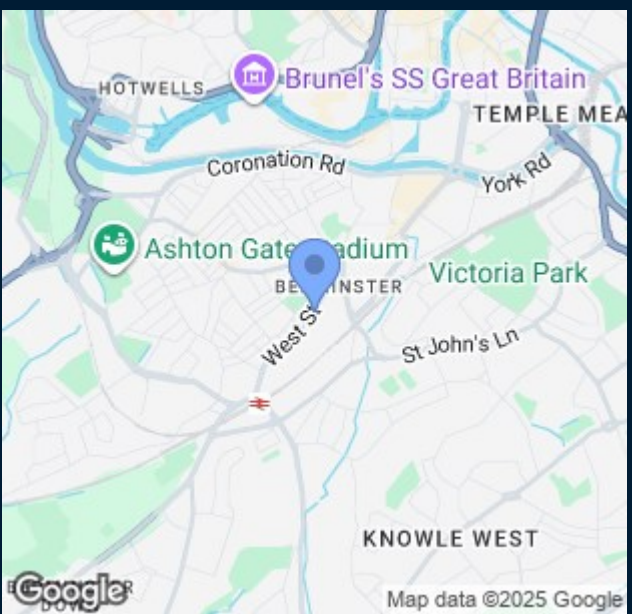
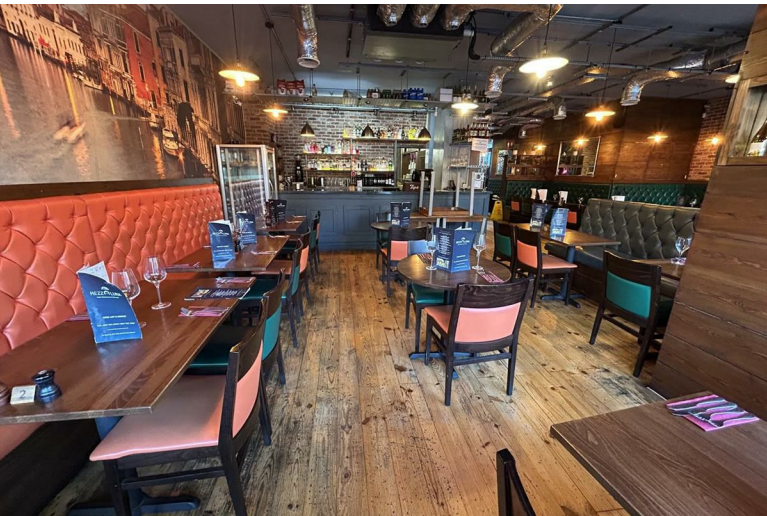
## CONTROL OF ASBESTOS REGULATIONS

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.

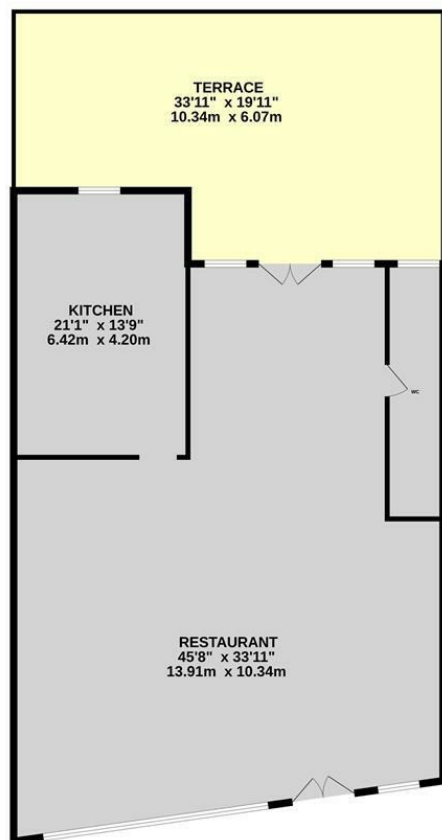




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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

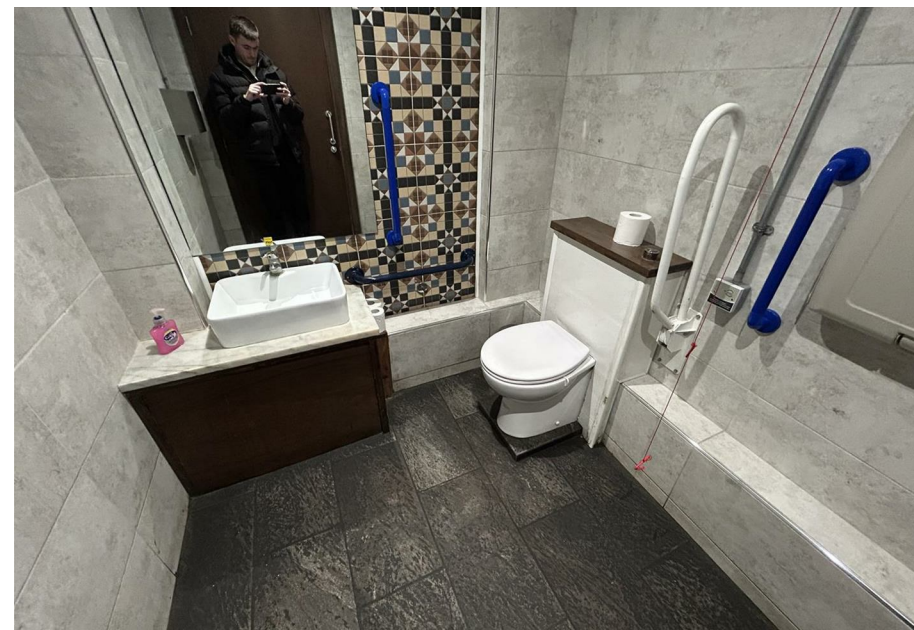


GROUND FLOOR  
1545 sq.ft. (143.5 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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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