



35A QUEENS ROAD  
CLIFTON, BRISTOL, BS8 1QE

Premium: £69,950  
Rent: £24,000pa

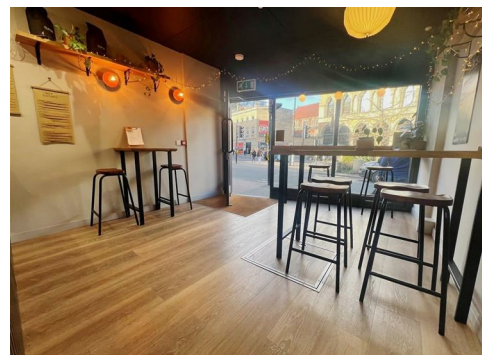
- Lease For Sale
- Premium of £69,950 to inc Inventory
- Fully Fitted
- Recently Refurbished
- Two Storey (plus cellar)
- Prime Location on Clifton Triangle



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

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[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)





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## DESCRIPTION

A fully fitted café benefiting from a first floor kitchen, cellar storage and 3-phase power. The unit has been recently refurbished by the current tenant and the lease is offered for sale to include the full inventory and equipment.

## LOCATION

The property is located in a bustling position opposite Browns Restaurant with the added advantage of being located next to a pedestrian crossing on the Clifton Triangle. Other neighbouring occupiers include, Knoop's, Pret a Manger and The Botanist.

## PREMIUM

Please note the lease is subject to an ongoing premium, with a quoting price of £69,950.

## VIEWINGS

As a trading business viewings are strictly by appointment with Maggs & Allen.

## BUSINESS RATES

The rateable value with effect from April 2024 is £20,000.

## ENERGY PERFORMANCE CERTIFICATE

Rating: D - valid to March 2031.

## VAT

All figures are quoted exclusive of VAT unless otherwise stated.

## 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.

## INVENTORY

The copy of the inventory is available on request.

## LEASE TERMS

The unit is offered to let on an assignment of a 10 year fully repairing and insuring term from 14th July 2021, at a current rent of £24,000pa, subject to a rent review at the 5th year. We understand the tenant benefits from Security of Tenure.

## ASSIGNMENT TERMS

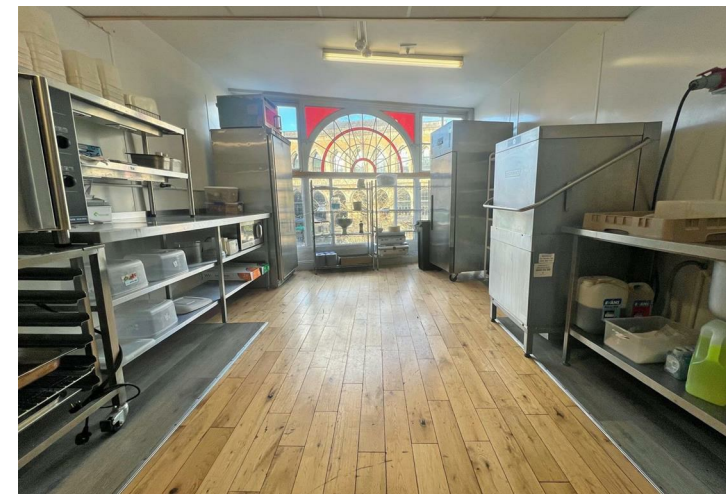
The lease is available for assignment subject to an ongoing premium of £69,950 for the inventory.

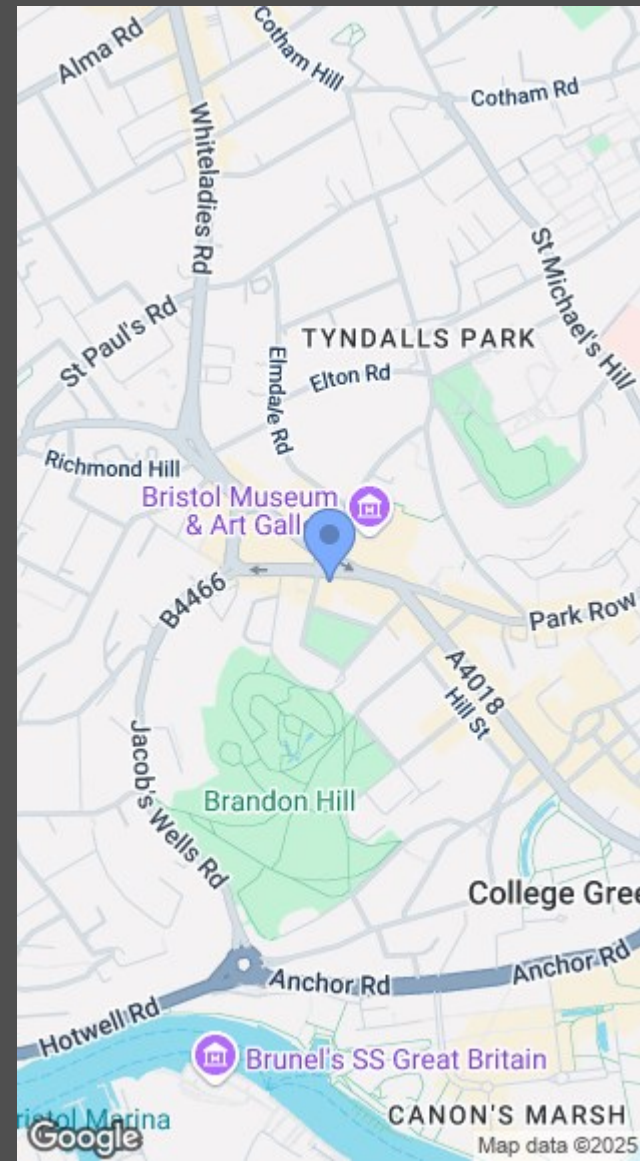
The landlords legal fees are to be split equally between the incoming and outgoing tenants. Each party will otherwise incur their own respective legal fees.

Proof of funds and references will be required from the prospective tenant.

## 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.

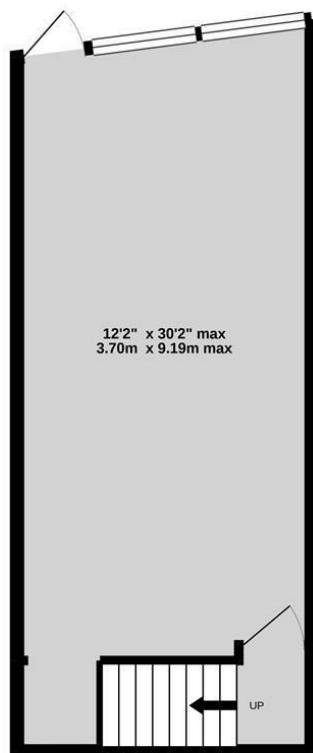




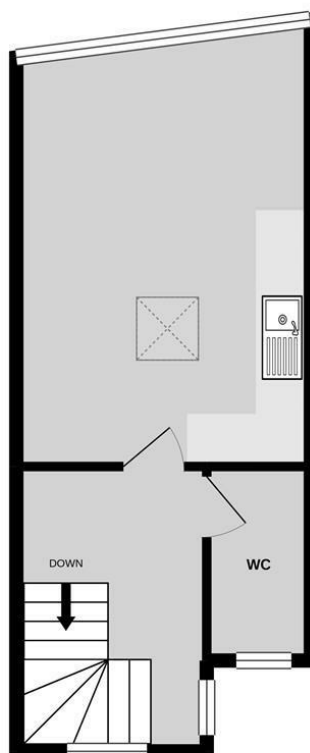
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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