



MAGGS & ALLEN

105 HENLEAZE ROAD
HENLEAZE BRISTOL, BS9 4JP

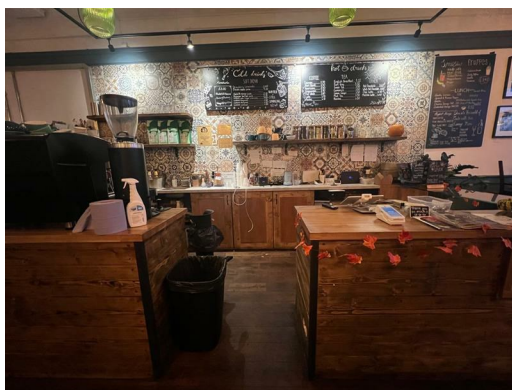
Ingoing Premium: £65,000
Rent: £25,000 Per Annum

- Lease For Sale
- Fully Fitted Restaurant
- Commercial Kitchen/Extraction
- Alcohol Premises License
- Located on Henleaze High Street



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

A fully fitted and licensed restaurant of approximately 900 ft², located on the High Street in Henleaze. The restaurant benefits from a fully equipped kitchen with canopy and commercial extraction and rear pedestrian access. The current lease is available for assignment subject to an ingoing premium of £65,000 to include the equipment.

LOCATION

The restaurant is located in a busy trading position on Henleaze Road. Neighbouring occupiers include St Peters Hospice, Kondi Gifts, the Hen & Boar Family Butchers, and Parsons bakery.

PREMIUM

The lease is available for sale subject to an ingoing premium of £65,000 to include a full inventory.

LEASE DETAILS

We are advised that the premises is let on a 15 year fully repairing and insuring term from January 2024, at a passing rent of £25,000pa, subject to 5 yearly rent reviews and tenant only break options.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £14,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B. Valid until 21 July 2036.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

FLOOR PLAN

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

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.

TENANT APPLICATION FEE

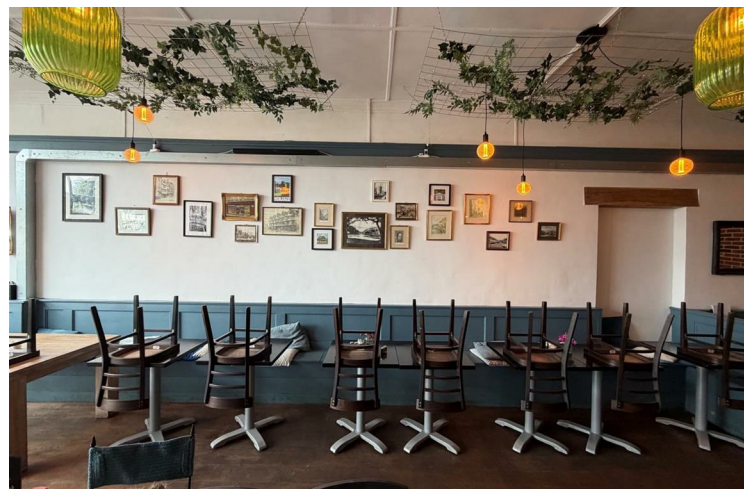
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

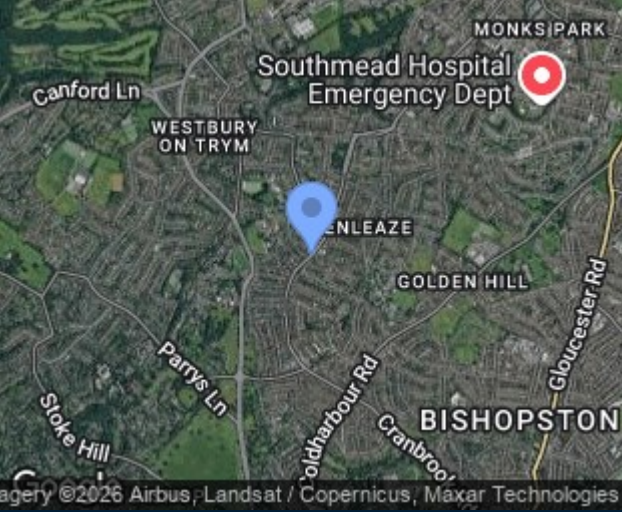
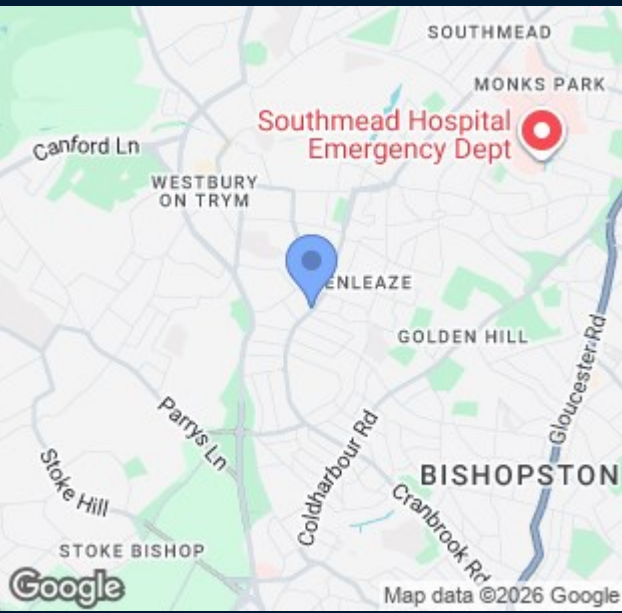
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

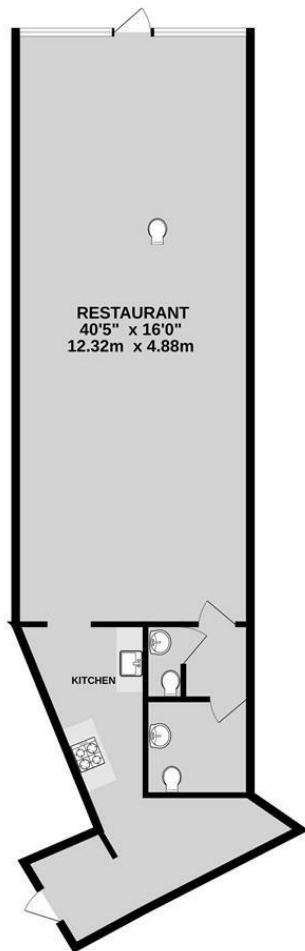
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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
909 sq.ft. (84.4 sq.m.) approx.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**