



MAGGS & ALLEN

35 GLOUCESTER ROAD
BISHOPSTON, BRISTOL, BS7 8AD

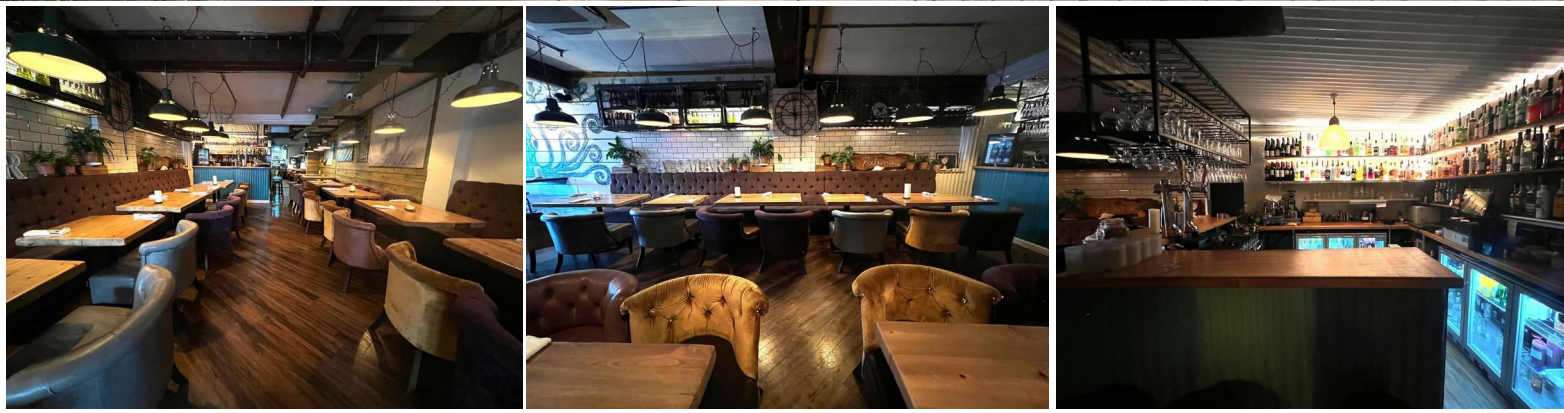
Ingoing Premium: £100,000
£18,000 Per Annum

- Gloucester Road
- Fully Fitted Restaurant
- Lease For Sale
- Passing Rent of: £18,000pa
- Ingoing Premium: £90,000.



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

An outstanding opportunity to acquire a fully fitted and extended mid-terrace restaurant, offering approximately 1,500 ft² in one of Bristol's most sought-after trading locations. The lease is available for sale to include a full inventory and commercial kitchen, subject to an ingoing premium of £90,000. The lease was granted for a term of 10 years in 2023 at a passing rent of £18,000pa and we understand the tenant benefits from Security of Tenure.

LOCATION

The restaurant is located in a highly desirable trading position on Gloucester Road opposite The Promenade. Neighbouring occupiers include Costa Coffee, Kal Dosa and the Blue Lagoon.

BUSINESS RATES

The rateable value with effect from April 2023 is £17,250.

PREMIUM

The lease, and fixtures and fittings (subject to inventory) are available for sale subject to an ingoing premium of £90,000.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: B.

LEASE DETAILS

The restaurant is available for sale on an assignment of the current lease which is drawn for a term of 10 years term from 2023 at a passing rent of £18,000pa. We understand the tenant benefits from Security of Tenure.

Each party to incur their own respective legal fees, although the landlords legal fees are to be split on a 50/50 basis between the ingoing and outgoing tenant.

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.

FLOOR PLAN

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

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.

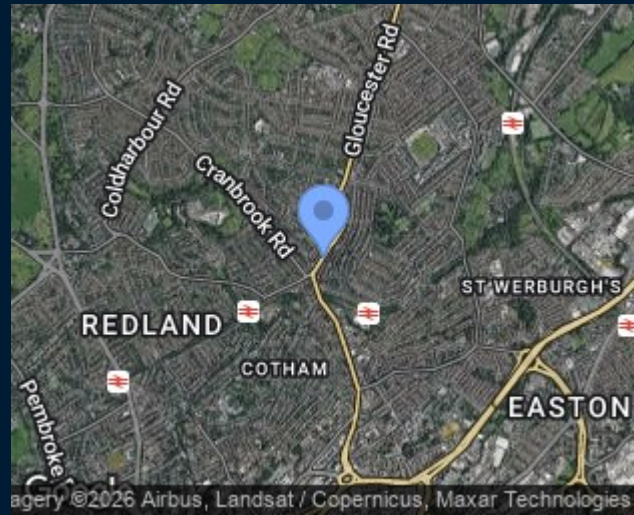
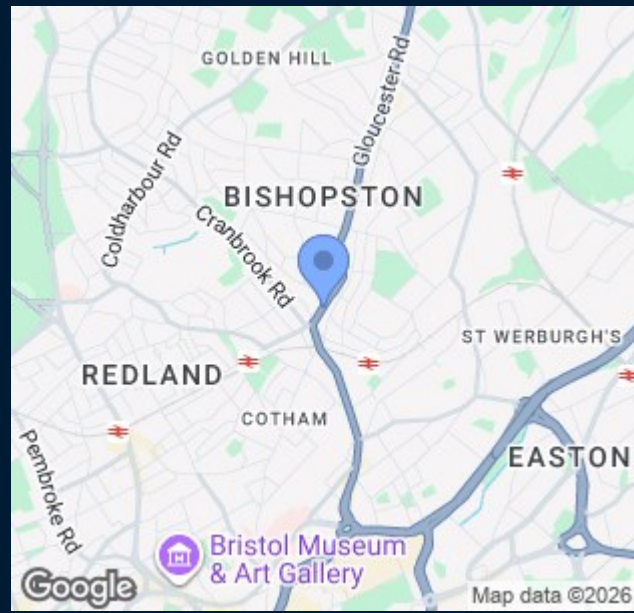
VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

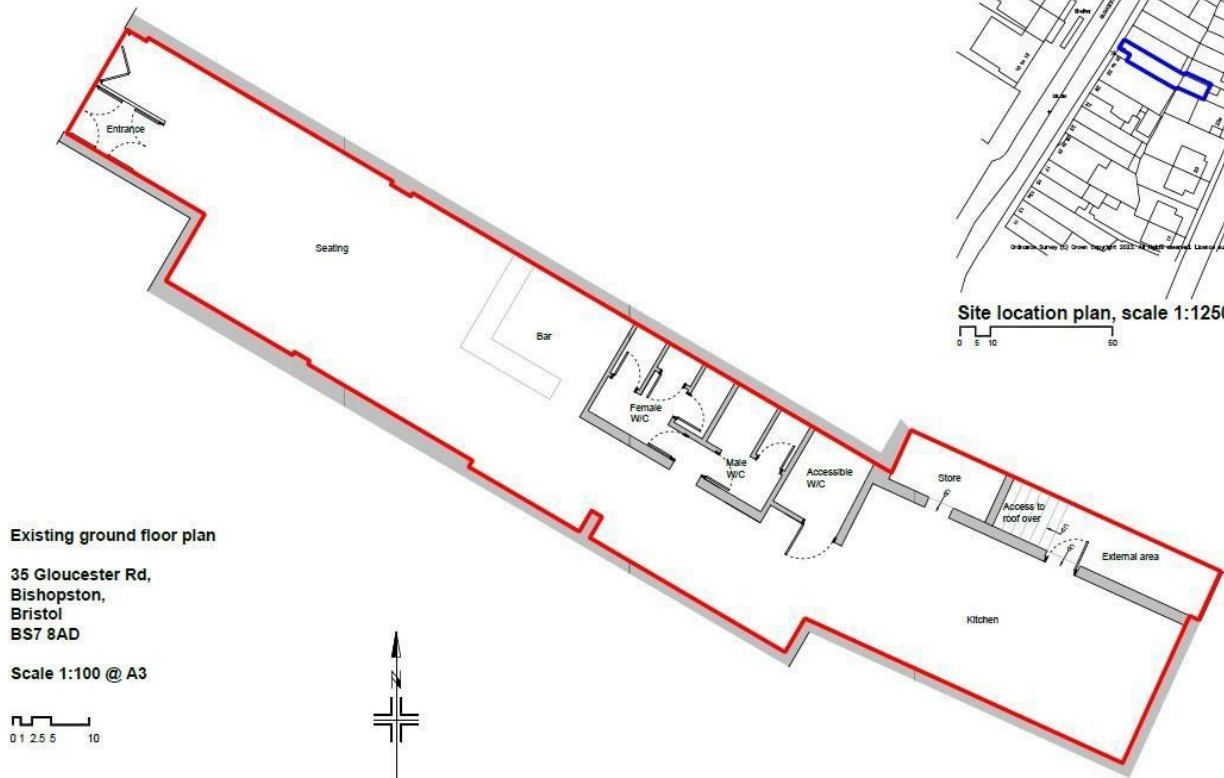
By appointment.





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.

Rev.

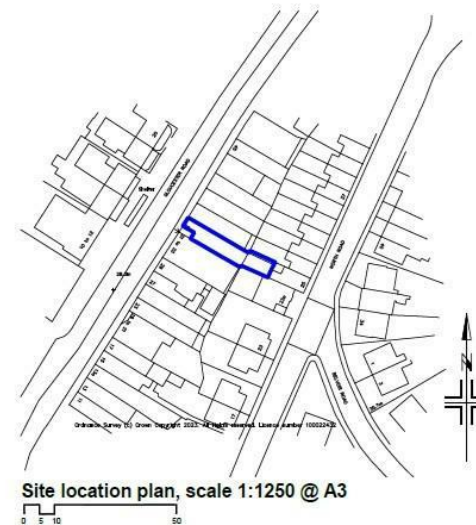


Existing ground floor plan

35 Gloucester Rd,
Bishopston,
Bristol
BS7 8AD

Scale 1:100 @ A3

0 1 2.5 5 10



Site location plan, scale 1:1250 @ A3

NOTE:
All dimensions to be checked on site by contractor prior to commencement of any & all works & manufacture of prefabricated items. Any discrepancy or error to be reported and clarified before any associated / all work proceeds. All construction to be in accordance with current approved Trade and Professional Standards and Guidelines, statutory requirements and product manufacturers' specifications and details. (Read drawings in conjunction with Working specification, workmanship specification and all other associated drawings issued and details which may be issued from time to time. © Robin Designs Ltd 2023 All rights reserved / All copyright reserved)

Revision	
Address	
35 Gloucester Rd, Bishopston, Bristol BS7 8AD	
Description	
Land Registry Lease Plan	
Dwg. No	23-559-001
Scale	As noted @ A3
Date	27-10-23

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