



MAGGS & ALLEN

421-425 GLOUCESTER ROAD
HORFIELD, BRISTOL, BS7 8TZ

**£40,000 Per Annum
Premium - £65,000**

- Highly Confidential
- Fully Fitted Restaurant
- Commercial Extraction
- Front & Rear Terraces
- Approx. 2,040 sq ft



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

0117 973 4940
www.maggsandallen.co.uk



DESCRIPTION

An excellent opportunity to acquire a new lease on this fully fitted and operational restaurant premises, measuring approximately 2,040 sq ft. The property is arranged to provide a comprehensively equipped commercial kitchen with full extraction, a valuable alcohol premises licence and well proportioned external terrace areas suitable for customer seating to the front and rear.

As the property is currently trading, no direct approach should be made to staff. All enquiries must be made via the agent and will be treated in the strictest confidence.

LOCATION

The property occupies a prominent position within a busy and well established trading location on Gloucester Road. It benefits from consistently high levels of passing footfall and vehicular traffic, providing excellent visibility and exposure within this vibrant commercial thoroughfare.

LEASE DETAILS

The premises is available to let on a new Full Repairing and Insuring Lease. Each party to incur their own respective legal fees.

PREMIUM

An ingoing premium of £65,000 is sought to include fixtures and fittings.

BUSINESS RATES

The rateable value with effect from April 2026 is £25,250.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B.

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 with Maggs & Allen. As an actively trading business, no attempts to make direct contact should be made.

TENANT APPLICATION FEE

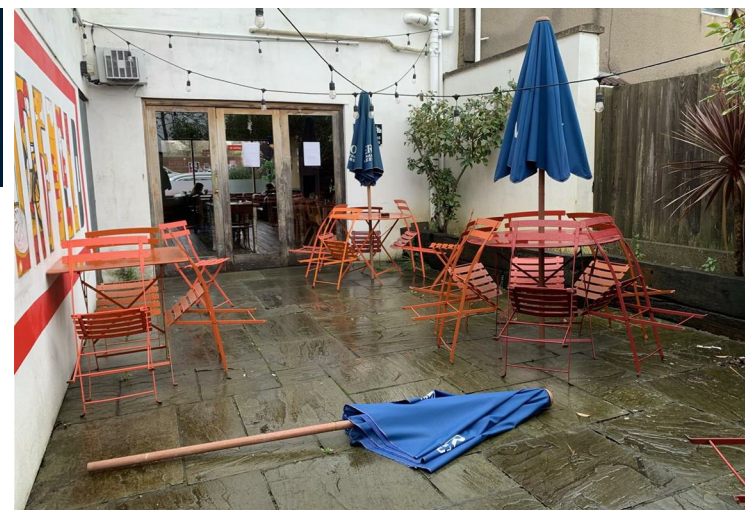
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

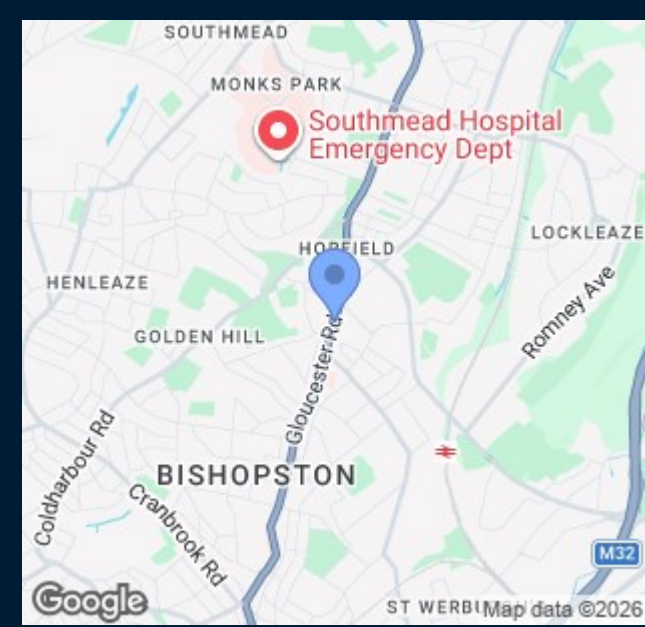
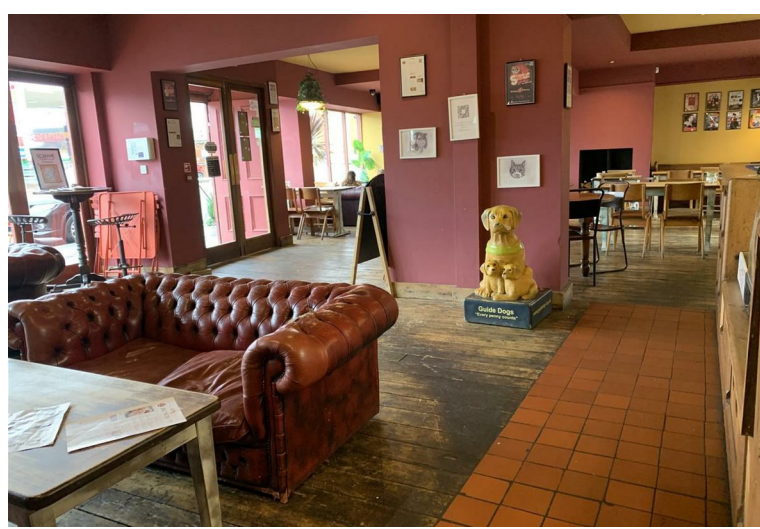
CONTROL OF ASBESTOS REGULATIONS

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.

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.



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