



# MAGGS & ALLEN

53-55 SANDY PARK ROAD

BRISLINGTON, BS4 3PH

**£28,000 Per Annum**

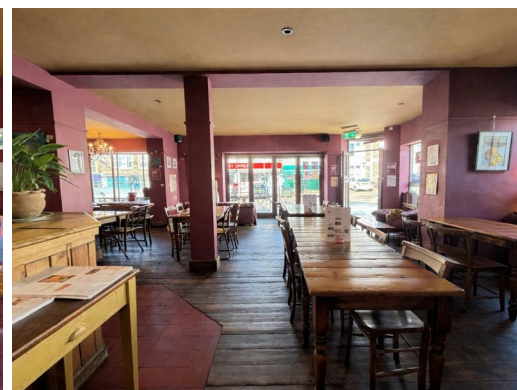
- Fully fitted café/restaurant
- Approximately 1,458 sq ft
- Commercial extraction
- Front terrace



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

**0117 973 4940**

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



## DESCRIPTION

An excellent opportunity to acquire a new lease on this fully fitted and operational restaurant premises, measuring approximately 1,458 sq ft. The property is arranged to provide a comprehensively equipped commercial kitchen with full extraction, a valuable alcohol premises licence and terrace to the front.

As the property is currently trading, no direct approach should be made to staff.

## LOCATION

The property occupies a highly visible position on the well-established and busy Sandy Park Road in Brislington, benefiting from substantial pedestrian footfall and consistent vehicular traffic.

## 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 2026 is £26,500.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C (valid until January 2035)

## 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 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.

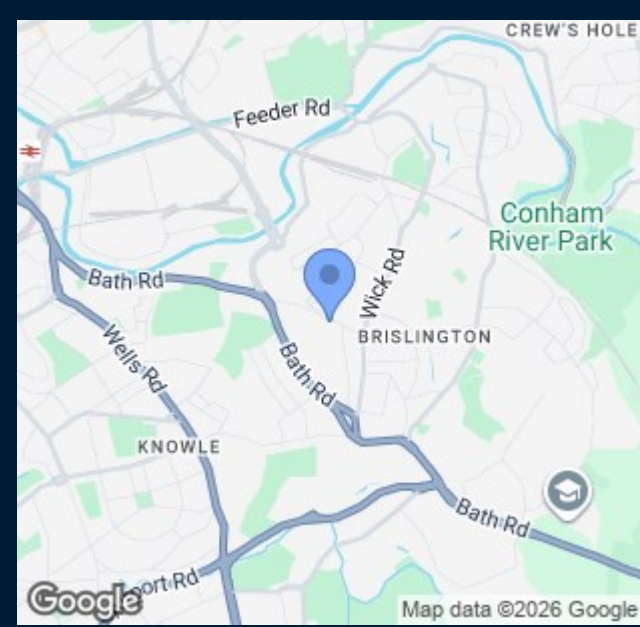
## CONTROL OF ASBESTOS REGULATIONS

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.

GROUND FLOOR  
1458 sq.ft. (135.5 sq.m.) approx.

