



MAGGS & ALLEN

WHITELADIES ROAD

BRISTOL, BS8 2PB

£25,000 Per Annum

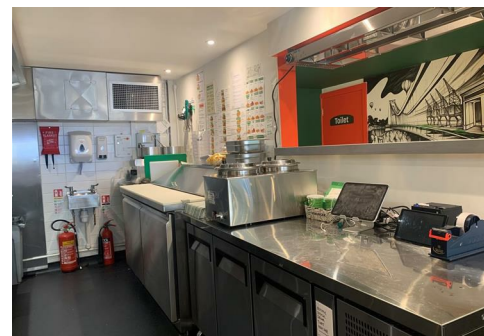
- High quality fit out
- Busy trading position
- Approximately 1,032 sq ft
- Security of tenure



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

CONFIDENTIAL LEASE SALE

An exceptionally well presented restaurant, recently completed to a high standard throughout with an entirely new, contemporary fit out. The premises measures approximately 1,032 sq ft arranged as a welcoming front dining area with an open plan kitchen, disabled access WC and rear storage area.

Key highlights of the property include a state of the art commercial extraction system, kiosk ordering system and a professionally equipped fully fitted kitchen, ready for immediate operation. This opportunity is ideal for operators seeking a high quality premises in a busy and desirable location.

The lease is available subject to an ingoing premium of £100,000 to include fixtures and fittings.

LOCATION

The property occupies a prime and highly desirable position on Whiteladies Road, one of Bristol's most prestigious and vibrant streets. It benefits from close proximity to Clifton Down Shopping Centre, offering a wide range of shops, supermarkets, cafés, and other amenities. This sought after area is also well served by public transport and enjoys a strong footfall throughout the day and evening.

LEASE DETAILS

The premises is available to let on the remainder of a 15 year lease from September 2024, subject to 5 yearly tenant break options and rent reviews. We understand the lease is granted within sections 24 - 28 of the landlord and tenant act 1954 and therefore has the benefit of security of tenure.

PREMIUM

The lease is subject to an ingoing premium of £100,000 to include fixtures and fittings.

BUSINESS RATES

The rateable value with effect from April 2023 is £24,500. Interested parties are advised to confirm rates payable with the local authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: C (valid until October 2028).

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.

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.

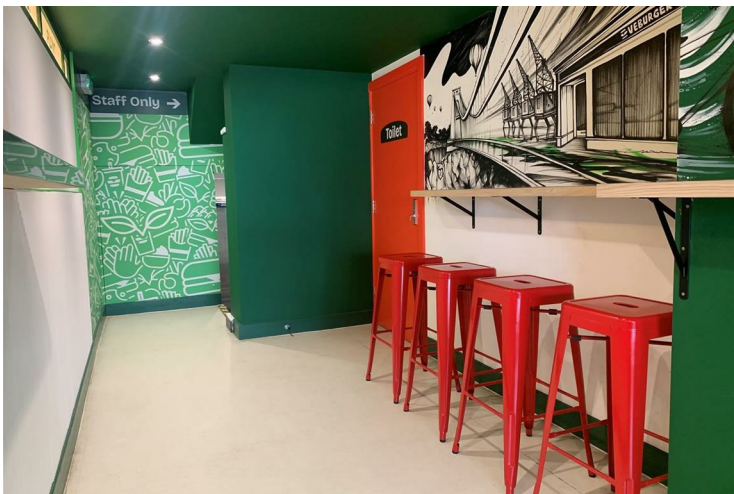
CONTROL OF ASBESTOS REGULATIONS

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

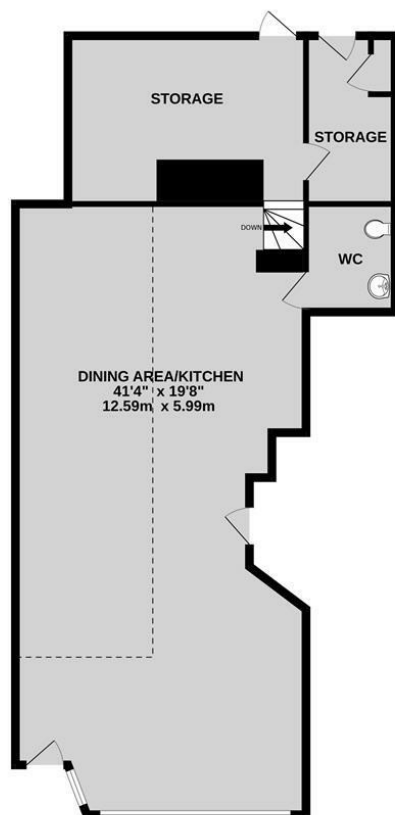
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.





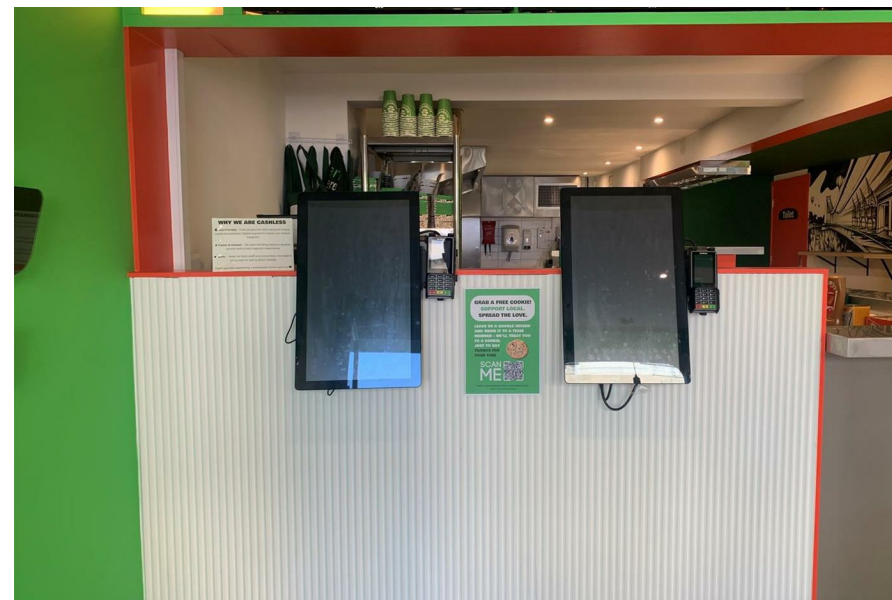
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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