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**... FANTASTIC OPPORTUNITY TO TAKE OVER AN EXISTING
RESTAURANT BUSINESS IN A THRIVING TRADING LOCATION ...**

FALAFEL KING, 6 COTHAM HILL, COTHAM, BRISTOL, BS6 6LF



- **WELL-ESTABLISHED RESTAURANT BUSINESS FOR SALE**
- **EXCELLENT LOCATION IN COTHAM JUST OFF WHITELADIES ROAD**
- **FULLY FITTED RESTAURANT WITH EXTRACTION AND READY TO TRADE**
- **QUOTING RENT ON APPLICATION**
- **PREMISES LICENCE AVAILABLE**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Cotham Hill, a very popular and well established retail location serving the densely populated areas of Redland, Cotham, and Clifton. Situated just off Whiteladies Road, Cotham Hill benefits from high footfall moving between the city centre and Whiteladies Road. Clifton Down Railway Station and Clifton Down Shopping Centre are a short walk from the retail unit where national operators such as Starbucks, Sainsbury's, EE, and Boots trade from.

Cotham Hill itself benefits from a number of successful local and national retailers such as Mind as well as a range of popular restaurants such as Pasta Loco and Bravas.

PROPERTY

The property comprises a ground floor and basement unit within a mid-terrace building on Cotham Hill in Bristol. The ground floor consists of a customer seating area, serving counter, separate kitchen with extraction system, WC facility, and a rear entrance to the garden. The basement has further customer seating, a bar and a separate storage area. The downstairs cavern is currently used for dining, live music, private parties & events. Again, there is rear access to the garden, and a small external customer seating area.

To the front there is external customer seating situated within a temporary structure. This area of Cotham Hill is now permanently closed to vehicle traffic ensuring that the external customer seating will be a permanent fixture. The outside seating has approx. 16 covers, the ground floor has approx. 16 covers and the basement has around 40 covers.

The unit is fully fitted and ready to trade from.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor area is as follows: -

Ground Floor:	549 sq. ft	(51.00 sq. m)
Basement:	520 sq. ft	(48.30 sq. m)
Total:	1,069 sq. ft	(99.29 sq. m)

BUSINESS OPPORTUNITY

An excellent opportunity to acquire an existing restaurant business in a popular location with a well-established and loyal customer base. Trading accounts and further operational details of the business can be made available upon request. The business is offered for sale as the current owner has another business which they would like to focus their time on.

PREMIUM

POA.

INVENTORY

An inventory of the fixtures and fittings and equipment for the unit is attached to the back of these marketing details.

LEASE

The property is available to let by way of a new effectively full repairing and insuring lease, terms to be agreed.

RENT

On application.

PREMISES LICENCE

Sale of Alcohol: Mon-Sat 10am until 10:30 pm (Sunday 10am until 8pm)

Live Music: Mon-Sat 9am until 10:30pm (Sunday 10am until 8pm)

Performances of Dance: Mon-Sat 9am until 10:30pm (Sunday 10am until 8pm)

Last printed 05/04/2022 12:29 PM Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

(1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

(2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

USE

A restaurant use under Class E.

BUSINESS RATES

The property has a Rateable Value of £22,000

Interested parties are advised to make their own enquiries with the local authority in relation to Rates Payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The property is not VAT elected and therefore VAT is not payable upon all prices.

VIEWING AND FURTHER INFORMATION

Viewings are to be strictly by appointment through the sole agents: -

Burston Cook

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Tel: 0117 934 9977

SUBJECT TO CONTRACT

April 2022



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INVENTORY

- Robot coupe salad cutting machine
- Dynacube Manual chopping machine
- Double sink with spray jet tap
- Polar double glass door under-counter fridge x3
- Polar double door under-counter fridge x1
- Falafel machine
- Double fryer
- Extraction unit
- Gas hob
- Under counter freezer x2
- Utensils knives/tongs/saucepans/frying pans/gastronomes/containers/mixing bowls/ kitchen utensils
- Coffee grinder/coffee machine
- Inomark 3 door deli fridge with glass top sneeze guard
- 3 door commercial under-counter fridge
- Menu boards x3
- CCTV camera system
- Bose speaker system
- Drinks fridge (owned by Coca Cola)
- All tables & chairs for a capacity of 60+ people
- Double sink with hot & cold tap
- Employee hand washing basin
- Large standing fridge
- Projector & projector screen
- Safe
- Wine fridge
- Ice machine
- Plates/cutlery/serving bowls