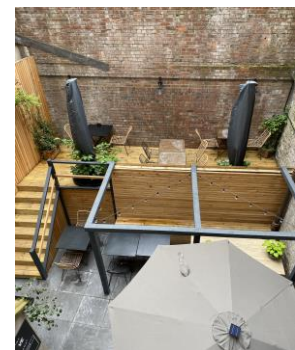




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
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TO LET

20 PARK STREET, BRISTOL, BS1 5JA



- **CAFÉ UNIT AVAILABLE TO LET**
- **VARIOUS FIXTURES AND FITTINGS AVAILABLE BY WAY OF SEPARATE NEGOTIATION**
- **PRIME LOCATION ON PARK STREET, BRISTOL**
- **VALUABLE OUTDOOR SEATING AREA**
- **LOW RENT AND ALCOHOL LICENCE**

SUBJECT TO CONTRACT

LOCATION

The property occupies a prime location prominently situated fronting on to Bristol's famous College Green at the foot of the fashionable retailing area of Park Street and on the direct route leading to Bristol City Centre from the affluent areas of Clifton and Redland. The unit benefits from a high level of passing pedestrian footfall and vehicle traffic and there are a number of major retailers within close walking distance, including Costa, Dianna Porter, Pizza Rova, Finisterre, Patagonia, Nando's and a large number of independent retailers. The Marriott Royal Hotel and Bristol Cathedral are situated close to the property and Bristol University, Bristol Harbourside and Bristol Bus Station are within easy walking distance.

DESCRIPTION

The property offers a unique and excellent opportunity to secure a café unit with outdoor seating area on Park Street in Bristol.

The property is highly prominent and benefits from excellent footfall and being highly visible from passing traffic on busy Park Street. Internally, the café has been fitted to a very high standard and benefits from customer seating areas, serving area, a fitted kitchen, WCs and a large outside seating area which has been fitted out with high quality timber and paving. There is a dumb waiter installed between the lower ground floor and ground floor areas.

This is a rare opportunity with high demand anticipated and as such early viewings are strongly recommended.

ACCOMMODATION

We understand that the property has the following approximate Net Internal Areas: -

Serving area and Seating:	477 sq. ft	(44.35 sq. m)
Lower ground floor kitchen and seating area:	290 sq. ft	(26.98 sq. m)
Total:	767 sq. ft	(71.33 sq. m)

In addition to this the property benefits from a large outdoor seating area.

LICENCING

The property benefits from a premises alcohol licence, the details of which can be provided on application.

PLANNING USE

We understand that the property benefits from planning use consent as Class E.

BUSINESS RATES

As per the Valuation Office Agency, we understand the property has a Rateable Value of £17,750 for the year 2022/2023, but this will change to £15,750 from April 2023.

TENURE

The property is offered to let by way of new effectively full repairing and insuring lease by way of a service charge.

RENT

Only £26,000 per annum exclusive.

PREMIUM

A premium of £5,000 is being sought for the opportunity of acquiring a new lease.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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.

FIXTURES AND FITTINGS

Various fixtures and fittings may be available by way of separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C – 71. A copy of the certificate can be provided upon request.

VAT

All prices and rentals quoted are exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Please contact the sole agents: -

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

Updated January 2023

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