

THRIVING RESTAURANT PREMISES TO LET

1B, Waverley House, Cathedral Walk, Bristol, BS1 5LW



- Popular and well established pitch in the harbourside
- Opportunity to secure a fully fitted premises by way of an ingoing premium
- Rent only £18,500 per annum, exclusive
- Premises licence available
- Fantastic outdoor seating area



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Waverley House is situated in Bristol's Harbourside, just off Bristol's floating harbour. Local amenities such as the Hippodrome Theatre, Brunel's SS Great Britain, Bristol Cathedral and Millennium Square are all within a short walk. Other occupiers nearby include Steak of the Art, Pizza Express, Slug & Lettuce and Tesco Express. Brewdog have also recently acquired premises a few doors down and are set to move in later this year.

DESCRIPTION

The property comprises a ground floor restaurant, and is fitted with a glazed shop window, vinyl flooring, pendant lighting, a serving counter, a kitchen and prep area with a full commercial extraction system and walk-in refrigeration. There are several customer seating areas including an external seating area to the front of the unit. There is also a single customer WC facility. To the rear of the ground floor there is access to a storage area and an external bin store.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Areas:-

Sales Area:	601 sq. ft	(55.83 sq. m)
Kitchen:	297 sq. ft	(27.59 sq. m)
Total:	898 sq. ft	(83.42 sq. m)

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

PREMIUM

A premium is sought for the opportunity to purchase the existing fit out, fixtures, fittings, and equipment. A full inventory for the unit is attached to the back of these marketing details. Premium upon application.

LEASE

The property is available to let by way of an assignment of the existing occupational lease.

The existing occupational lease is drawn for a term of 15 years from 2019 until 2034. The current rent is £18,500 pax and there are rent reviews due in 2024 and 2029. There is a tenant only option to break the lease in 2024 subject to 6 months prior written notice. There will also be an annual service charge payable, and a deposit may be required.

RENT

The property is offered at the current passing rent of £18,500 per annum, exclusive.

VAT

We have been advised that the property is elected for VAT.

PREMISES LICENCE

There is a premises licence for the property which includes the following items:

- Sale of Alcohol (On and Off): Mon-Sun 10:00 – 23:00
- Live Music: Indoors Mon-Fri: 19:00 – 22:00, Saturday 12:00 – 22:00, Sunday 12:00 – 17:00
- Recorded Music: Indoor Mon-Sun: 10:00 – 23:00

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The property has a rateable value of £23,250.

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

EPC

To be confirmed.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



INVENTORY

Commercial Extraction System	Twelve G-Pans Deep	Knives
Four Plate Induction Hobs	Twelve G-Pans Shallow	Scales
Electric Oven	Twenty G-Pans small	Two Zesters
Deep Fat Fryer	Three G-Pans Massive	Chopping Boards
Two 1800-watt Microwaves	Three large G-Pans lids	Aprons
Stick Blender	Twelve G-Pans lids	Crockery
Robochef with dicing attachment	Scissors	Cutlery
Four door prep fridge	First Aid Kit	Glasses
Three door prep fridge	Juicer	
Two 600 ltr fridges	Colander	
Walk in fridge	Thermometers	
600 ltr freezer	Two pressure cookers	
Three door pizza prep fridge	Rice cooker	
Inomak hot cupboard / bain marie	Vacuum packer	
Dishwasher	Chairs	
Washing machine	Tables	
Veg prep sink and taps	Tortilla warmers	
Pot wash sink and taps	Panini Press	
Mobile hand wash		
Storage draws and jars		
Stainless steel tables		

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