



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: [commercial@burstoncook.co.uk](mailto:commercial@burstoncook.co.uk)  
Website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)

**... EXCELLENT OPPORTUNITY TO ACQUIRE A RESTAURANT  
PREMISES FITTED TO A HIGH STANDARD ON WHITELADIES  
ROAD ...**

**UNIT 4, 147 WHITELADIES ROAD, REDLAND,  
BRISTOL, BS8 2QT**



- **OPPORTUNITY TO SECURE A FULLY FITTED PREMISES**
- **PREMISES LICENCE AVAILABLE**
- **FANTASTIC OUTDOOR RETRACTABLE COVERED SEATING AREA**
- **COMMERCIAL KITCHEN WITH EXTRACTION SYSTEM**
- **RENT ONLY £18,700 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

## LOCATION

The property occupies a prominent position fronting onto Whiteladies Road at the heart of the established commercial and residential area of Redland, which is located within approximately 1km of Bristol city centre. Redland remains a very popular retail location offering a wide variety of quality shops, restaurants, and leisure facilities all within walking distance and good access to the motorway network. Nearby occupiers include Better Foods, Bosco, Aqua and Boston Tea Party.

## PROPERTY

The property comprises a ground floor and basement unit on Whiteladies Road in Bristol. The property is fitted with a fully glazed shop window, wood-effect vinyl flooring, pendant lighting, wall mounted air conditioning and heating units, a bar and serving counter, built in speaker system, CCTV system, a customer seating area, and a single WC facility.

To the front of the property there is an external semi-permanent structure with a retractable roof and windows, which provides further customer seating. At basement level there is a kitchen, washing up area and preparation area with extraction system, and a range of fixtures and fittings including cooking equipment and refrigeration.

## ACCOMMODATION

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

Internal Seating:	505 sq. ft	(46.91 sq. m)
External Seating:	276 sq. ft	(25.64 sq. m)
Basement Kitchen:	126 sq. ft	(11.70 sq. m)
<b>Total:</b>	<b>907 sq. ft</b>	<b>(84.25 sq. m)</b>

## LEASE

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

The existing occupational lease is drawn for a term of 10 years from 2013 to 2023, with a subsequent reversionary lease in place from 2023 for a further 10 years. The passing rent is £18,700 per annum, exclusive. There is a rent review due in 2029. There is a tenant only option to break the lease in 2026 subject to 6 months prior written notice. There may be an annual service charge payable, and a deposit may be required.

Alternatively, there may be an opportunity to take a sub-lease, with the benefit of the unit being fully fitted. Details available upon request.

## PREMIUM

A premium is sought for the opportunity to purchase the lease, the existing fit out, fixtures, fittings, and equipment. A full inventory for the unit can be supplied upon request. Premium upon application.

## RENT

The passing rent is £18,700 per annum, exclusive.

## PREMISES LICENCE

There is a premises licence for the property for the Sale of Alcohol – a copy of the licence can be provided upon request.

## BUSINESS RATES

The property has a rateable value of £15,000.

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

## ENERGY PERFORMANCE CERTIFICATE

D (86).

## LEGAL COSTS

Each party to bear their own legal costs.

## VAT

All prices stated are excluding VAT.

## VIEWING AND FURTHER INFORMATION

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

Burston Cook

FAO: Holly Boulton BSc (Hons), Tom Coyte MRICS

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk) / [tom@burstoncook.co.uk](mailto:tom@burstoncook.co.uk)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**SEPTEMBER 2022**

