

FULLY FITTED RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE

9 The Mall, Clifton, Bristol, BS8 4DP



- A fully fitted restaurant opportunity in a prime position in Clifton Village, next to The Ivy
- Assignment of the existing lease / a new lease may be available
- Premium sought for the opportunity – POA
- Approximately 809 sq. ft over ground and lower ground floors
- Fully fitted commercial kitchen and extraction



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in the heart of Clifton Village and occupies a prominent position fronting onto The Mall. The Mall is considered to be one of the busiest positions within Clifton Village and opportunities to acquire restaurant units within this area are particularly rare. There are a number of successful local and national businesses trading in the vicinity, and other restaurant operators such as The Ivy, Nutmeg, and The Giggling Squid.

DESCRIPTION

The subject property comprises a ground and lower ground floor commercial unit. The unit is fitted with a glazed shop front, vinyl flooring, pendant, fluorescent strip and spot-lighting, a customer seating area and a fully fitted kitchen with extraction system. There are also male and female WC facilities as well as storage space located at this level.

At lower ground floor level there is a further customer seating area, a bar, and stock room. The lower ground floor is accessed by two separate internal staircases from the ground floor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 809 sq. ft (75.15 sq. m).

TENURE

Available by way of an assignment of the existing lease which runs until September 2025.

Alternatively, a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed may be available.

RENT

Passing rent £21,750 per annum, exclusive.

PREMIUM

A premium is sought for the opportunity to purchase the lease, fixtures, fittings and equipment. A copy of the lease and the inventory is available upon request. Premium upon application.

PREMISES LICENCE

We understand that the property benefits from a premises licence which will be transferred, for the on-site sale of alcohol. A copy of the licence is available upon request.

PLANNING

Use Class E .

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £14,500 from 1st April 2023.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of C (60).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated October 2023

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

