

# FULLY FITTED RESTAURANT OPPORTUNITY ON CLIFTON TRIANGLE

1 Queens Row, Bristol, BS8 1EZ



- An excellent opportunity to secure a fully fitted restaurant opportunity within a busy and popular pitch on the Clifton Triangle
- Net internal area of approximately 650 sq ft (60.4 sq m)
- Rent – £27,500 pax
- Fully licenced premises
- Fully fitted commercial kitchen with extraction
- Premium sought for the opportunity (POA)



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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The restaurant is situated on the Clifton Triangle. The Clifton Triangle is a vibrant and popular location within Clifton benefitting from a wide array of restaurants, cafes, takeaway units and bars. The property benefits from being situated on Queens Row which has a high level of footfall driven from the student population, local work force and local residents. The property benefits from a high level of pedestrian footfall and excellent road visibility from passing traffic along Queens Row.

## DESCRIPTION

The property comprises a ground floor commercial restaurant unit which is fully fitted and presenting to a high standard. The unit benefits from tiled flooring, attractive timber ceiling, spot lighting and WC Facilities. There is a fully equipped bar and kitchen area with a coffee machine, pizza oven, refrigeration units and wash equipment along with other equipment to form a fully fitted kitchen.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has an approximate net internal area of 650sq. ft (60.4 sq. m).

## TENURE

The property is available to let by way of an assignment of the existing occupational lease with the salient terms highlighted below:-

Lease date	17th February 2021
Term	10 years from 12th Feb 2021
Use	Restaurant
Rent Review	12th Feb 2026
Rent	£27,500 pax

## 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

The property benefits from a premises licence which will be transferred upon assignment of the lease. The licence permits sale of alcohol Monday to Saturday 10.00–00.00 and Sunday 12.00–23.30. A copy of the premises licence can be made available upon request.

## PLANNING

We have assumed the property benefits from Use Class E as a restaurant.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £23,000. The rates payable for the 2023 / 2024 year is approximately £11,477, however, interested parties should make their own enquiries in this regard.

## VAT

All prices quoted are exclusive of VAT.

## EPC

The property has an EPC rating of E (110).

## 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: Tom Coyte MRICS  
Tel: 0117 934 9977  
Email: Tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

### 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.*

