

FULLY FITTED RESTAURANT / TAKEAWAY IN CENTRAL BRISTOL

38 College Green, Bristol, BS1 5SP.



- A fully fitted restaurant / takeaway opportunity in a prime position
- Assignment of the existing lease / a new lease may be available
- Premium sought for the opportunity – POA
- Approximately 2,290 sq. ft over ground and lower ground floors
- Fully fitted commercial kitchen and extraction in-situ



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

The subject property is situated in a very prominent position fronting onto College Green / Park Street, which is one of the most popular and prosperous parts of Bristol and being in very close proximity to Bristol University. There is a mix of occupiers located close by to include offices, retailers and restaurateurs. Other major occupiers situated within walking distance include The Bristol Hippodrome Theatre and The Bristol Beacon music / concert venue.

DESCRIPTION

The subject property comprises a ground and lower ground floor commercial unit. The property is fitted with a glazed shop window, wooden flooring, ceiling mounted pendant lighting, a serving counter, a kitchen and prep area with extraction system, a bar, and a range of fixtures and fittings relating to the business as well as several customer seating areas. To the front there is external customer seating. To the rear of the ground floor there are WC facilities, and access to the side street with an area for bin storage and access for deliveries. The lower ground floor is well proportioned and has a preparation area and wash room, staff room, refrigeration, and a staff WC facility.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of:

Ground Floor:	1,151 sq. ft	(106.93 sq. m)
Lower Ground Floor:	1,139 sq. ft	(105.81 sq. m)
Total:	2,290 sq. ft	(212.74 sq. m)

TENURE

Available by way of an assignment of the existing lease which runs until September 2028.

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

The passing rent is £31,000 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.

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.

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 / Sui Generis.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £21,000 from 1st April 2023.

VAT

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

EPC

A copy of the EPC is available on request.

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/Email: 0117 934 9977 / holly@burstoncook.co.uk

STC—July 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.

