

FULLY FITTED RESTAURANT / TAKEAWAY TO LET

213 Gloucester Road, Bishopston, Bristol, BS7 8NN



- A fully fitted restaurant opportunity in a prime position
- Assignment of the existing lease / a new lease may be available
- Premium sought for the opportunity – POA
- Approximately 713 sq. ft over ground floor
- 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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated on the popular and established Gloucester Road, serving the densely populated surrounding residential area of Redland and Bishopston. Gloucester Road has become a very popular high street and boasts a wide range of shops, cafes and restaurants - from national occupiers such as Sainsburys, Tesco's and Boots through to the numerous independent local retailers and popular well known leisure and café outlets.

DESCRIPTION

The property is fitted with a glazed shop front with bi-fold windows, a mix of wood-effect flooring and vinyl flooring, pendant and spotlighting, a ceiling mounted heater, a serving counter, customer seating area and a fully fitted kitchen with extraction system. To the rear there is a bar area and a single W/C facility. To the front there is an external south facing customer seating area, complete with a large awning.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate net internal areas:

Ground Floor:	536 sq. ft	(49.8 sq. m)
External Seating:	177 sq. ft	(16.4 sq. m)
Total:	713 sq. ft	(66.2 sq. m)

TENURE

The property is available by way of an assignment of the existing lease which runs until April 2030, or by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The passing rent is £20,000 per annum, exclusive.

PLANNING

Mixed Class E and Sui Generis Use / Restaurant and Takeaway.

PREMIUM

A premium is sought for the opportunity to acquire the lease, fixtures, fittings and equipment. 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.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £12,750.

Interested parties are advised to make their own investigations to establish the exact rates payable.

VAT

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

EPC

The property has an energy performance rating of E (120).

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

August 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.



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