

FULLY FITTED CAFÉ TO LET ON NORTH STREET

273 North Street, Bedminster, Bristol, BS3 1JN.

Sales & Lettings
01179 635 777

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- A ground floor Café unit available to let with extraction
- Fantastic location on the ever-popular North Street
- Assignment of the existing lease / a new lease may be available
- Approximately 714 sq. ft internally with external front seating
- Premium sought for opportunity



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

This popular area is located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. The residential area accommodates young professionals, families and students and is an increasingly affluent area. North Street benefits from an excellent mix of occupiers including several popular restaurants, several successful bars and a wide range of local and national retailers which trade very well given the high levels of footfall. North Street also benefits from Ashton Gate Stadium being a short walk from the property.

DESCRIPTION

The property is fitted with a glazed shop front and front entrance, an open plan customer seating area with vinyl flooring and a suspended ceiling with recessed lighting. Towards the rear there is a serving counter and preparation area, and a separate kitchen with commercial extraction and a range of equipment, fixtures and fittings. To the side of the kitchen there is a wash-up area and a couple of small storage areas. To the front there is covered external customer seating.

ACCOMMODATION

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

Ground Floor: 714 sq. ft (66.33 sq. m)

TENURE

The property is available by way of an assignment of the existing lease which runs until January 2032 or a new effectively full repairing and insuring lease may be considered, for a term of years to be agreed subject to the landlords consent.

RENT

The passing rent is £19,000 per annum, exclusive.

PLANNING

Class E.

PREMIUM

A premium is sought for the benefit of acquiring the lease, fixtures, fittings and equipment. Premium upon application.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £9,800.

Interested parties are advised to make their own investigations to establish the exact rates payable but you may qualify from small business rate relief.

VAT

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

EPC

A copy of the EPC is available upon 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 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: Charlotte BJOROY BArch
Tel: 0117 934 9977
Email: charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2024

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.

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 contract 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.

