

FULLY FITTED CAFE UNIT- TO LET

19 The Mall, Clifton, BS8 4JG



- A popular and well known Café in Clifton Village
- Busy retail pitch fronting onto The Mall with High levels of passing footfall
- Circa 524 sq ft (48.72 sq m) over ground floor
- Opportunity to secure a fully fitted premises by way of an ingoing premium

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 property occupies a busy pitch fronting onto the Mall at the heart of the established and popular retailing area of Clifton Village. The main entrance to Cote Brasserie is situated within approximately 10 metres and other nearby occupiers include The Ivy, Savills, Titcombe Jewellers, Café Nero, Waterstones, Crew Clothing and Townhouse.

DESCRIPTION

The property has an open plan seating area with a kitchen preparation space to the rear, two stores and a single W.C. The property carries painted plastered ceilings and walls throughout and wood effect floors and benefits from a mix of pendant and spotlighting. The property benefits from both front access and side fire escapes.

In terms of services, the property has air conditioning units and water and has further been fitted with CCTV and alarm. Bar Chocolat has recently been awarded a 5* Food Hygiene rating and benefits from an alcohol licence.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of :
524 sq ft (48.72 sq m).

LEASE

The property is offered to let by way of a lease assignment. The existing occupational lease is drawn for a term of 10 years from 26th September 2019 to 25th September 2029. There is a rent review in September 2024. There is an annual service charge and a deposit may be required.

The passing rent is £20,300 + VAT.

PREMIUM

A premium is sought for the opportunity to purchase the existing lease, fit out, fixtures, fittings and equipment. Premium upon application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

We are advised that the rates payable for the current year are in the region of £14,000.

VAT

We are advised VAT will be charged on the rent.

EPC

The EPC rating is C (57).

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy
Tel: 0117 934 9977
Email: charlotte@burstoncook.co.uk

FAO: Tom Cotye MRICS
Tel: 0117 934 9977
Email: Tom@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2024



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