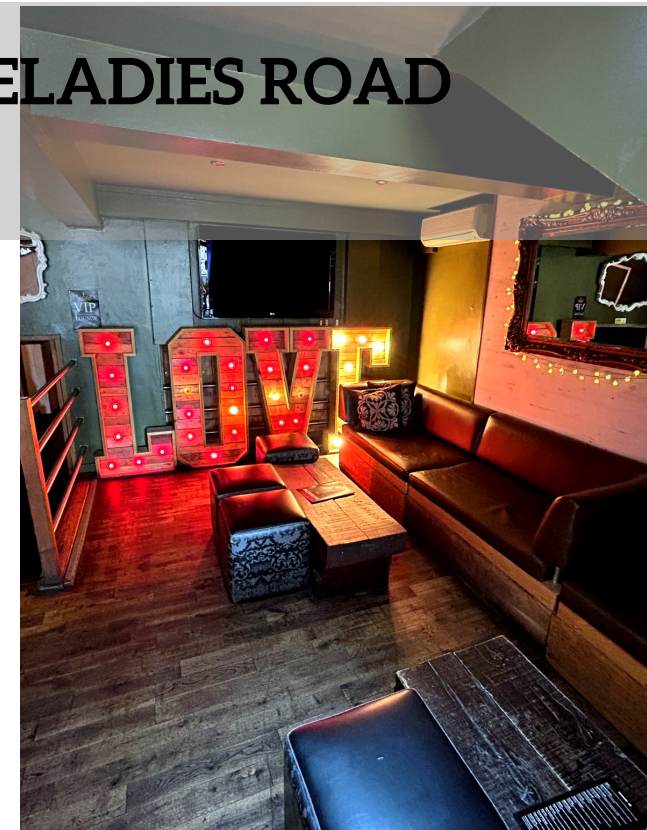


BAR/RESTAURANT PREMISES TO LET ON WHITELADIES ROAD

77 Whiteladies Road, Clifton, Bristol, BS8



- Quoting rent only £35,000 per annum, exclusive
- Approx. 1,281sq. ft (119.01 sq. m)
- Available by way of a new lease, terms to be agreed
- Fantastic location on Whiteladies Road with many bars, restaurants and leisure uses nearby
- Fully licenced
- Could suit conversion to restaurant use



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

Whiteladies Road is a prestigious and popular bar, restaurant and retailing location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location in the middle stretch of the road and there is a strong focus on bars and restaurants and leisure activities in this part of the city.

DESCRIPTION

The property is set over ground and mezzanine floors and is mainly open plan in its layout, with a large entrance, bar area and split-level customer seating areas. Towards the rear there are male and female WC facilities, and a cellar area which used to be a kitchen and could be returned to a kitchen use with commercial extraction.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Ground Floor:	1,088 sq. ft	(101.08 sq. m)
Mezzanine:	193 sq. ft	(17.93 sq. m)
Total:	1,281 sq. ft	(119.01 sq. m)

TENURE

The property is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed. A deposit may also be required.

RENT

Quoting £35,000 per annum, exclusive.

An ingoing premium payment is sought for the opportunity, details can be made available upon request.

USE

We understand that the property benefits from a Class E and Sui Generis Use as a restaurant/bar.

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.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value from April 2024: £25,750

EPC

We understand that the rating is C (55). A copy of the certificate is available upon request.

VAT

All rents and prices quoted are exclusive of VAT if applicable.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS and Charlotte BJOROY

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk and charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

September 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.

