

RESTAURANT PREMISES IN CLIFTON VILLAGE – TO LET

35 Princess Victoria Street, Clifton, Bristol, BS8 4BX



- Fully licenced restaurant premises
- Fully fitted kitchen and ready to trade from Day 1!
- Excellent location in Clifton Village benefitting from high levels of footfall
- Quoting rent £37,500 pax
- Approximate floor area 1,707 sq ft
- Available by way of a new lease with terms to be agreed



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

Situated in the heart of Clifton Village, the restaurant fronts onto the popular and bustling Princess Victoria Street. The restaurant is positioned in close proximity to numerous independent and national occupiers to include The Ivy, Zizi, Giggling Squid and Chandos Deli.

DESCRIPTION

The property comprises a restaurant arranged over ground and first floors. The ground floor benefits from a bar area upon entering the property which leads to a large open plan restaurant seating area with a fully fitted kitchen to the rear of the property. A staircase leads from the restaurant seating area up to the first floor which comprises further restaurant seating space to the front along with customer WC's and storage accommodation to the rear.

The property is currently fully fitted and is ready to trade.

The property is fully licenced.

ACCOMMODATION

In accordance with the RICS Property Measuring Standards, the property has the following approximate net internal area:-

Ground floor:	1,005 sq ft	(93.40 sq m)
First floor:	702 sq ft	(65.23 sq m)
Total	1,707 sq ft	(158.63 sq m)

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The quoting rent is £37,500 pax.

PREMIUM

There is an ingoing premium payable by the ingoing tenant to the outgoing tenant. The quoting premium level is available upon request.

EPC

The property has an Energy Performance rating D (89).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£24,250
Rates Payable (2024/2025):	£12,101 (estimated)

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is elected for VAT and VAT is therefore payable upon the rent.

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: Tom Coyte MRICS
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2024

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

