

FULLY FITTED RESTAURANT/TAKEAWAY—TO LET

6 Byron Place, Clifton Triangle, BS8 1JT



- Excellent opportunity to secure an restaurant/takeaway premises on the bustling Clifton Triangle
- Lease assignment available by way of ingoing premium
- Approximately 670 sq ft (62.21 sq m) NIA
- Passing rent £25,000
- Prominent position with late alcohol and refreshment licence from 12:00pm until 04:00am

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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COOK**
0117 934 9977

LOCATION

Situated on The Clifton Triangle, this location is popular for both businesses and students, and sees a lot of late night trade.

DESCRIPTION

The property comprises a retail unit with a glazed frontage and arranged over ground floor and basement on the popular Clifton Triangle. The property has an open plan reception area/bar/ordering space with a commercial kitchen to the rear fitted with commercial extraction and a rear store. To the basement there is an open plan sales area which is currently used as a store and a single W.C. The property carries tiled floors, painted plastered ceilings and walls and has been fitted with recessed spotlighting. The property benefits from an alarm and CCTV. In terms of services, the property has air conditioning and heating units, electricity, gas and water.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	370	34.37
Basement	300	27.84
Total	670	62.21

PREMIUM

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

TENURE

The property is available to let by way of an assignment of the existing occupational lease. The existing occupational lease is drawn for a term of 25 years from 31st May 2024 until 30th May 2049. The passing rent is £25,000 pax . There are rent reviews and tenant breaks every 5th year.

PLANNING

Use Class E - therefore suitable for a wide range of uses. Ideal for a restaurant use.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £11,250.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an EPC rating of B (50).

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

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SUBJECT TO CONTRACT

November 2024



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