

FULLY FITTED CAFE UNIT- TO LET

10 Waterloo Street, Clifton, BS8 4BT



- A popular fully fitted Café in Clifton Village
- Just off the High Street and fronting onto Waterloo Street with good levels of passing footfall
- Circa 544 sq ft (50.52 sq m) over ground floor and first 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 popular pitch fronting onto Waterloo Street at the heart of the established retailing area of Clifton Village. Nearby occupiers include Hollis Morgan, Brunel Raj, Lisa Elliott Flowers, Sky and Spicer & Cole.

DESCRIPTION

The property has an open plan seating area fitted with a coffee bar, further seating to the rear, a kitchenette and customer W.C. There is a shared staff W.C. with Hollis Morgan and a further storeroom, located on the first floor. The property carries a mix of wooden and vinyl flooring, painted plastered ceilings and walls and has been fitted with a mix of pendant and recessed spotlighting as well as air-conditioning. We understand there has formerly been commercial extraction in place.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	481	44.68
First Floor Store	63	5.84
Total	544	50.42

LEASE

The property is offered to let by way of a lease assignment. The existing occupational lease is drawn for a term of 5 years running to 30th January 2028. There is an annual service charge of £2,500 pax and a deposit may be required.

The passing rent is £10,000 paid monthly in advance.

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

In accordance with the Valuation Office Agency the property has a rateable value of £10,000. *Prospective tenants may therefore benefit from full business rates relief.*

VAT

All prices are exclusive of VAT if applicable.

EPC

The EPC rating is D (99).

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

SUBJECT TO CONTRACT

December 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.



INVENTORY

Furniture	Appliances	Misc
Tables, solid oak tops	Sonos One Speakers (Play:1)	Bakery Rack/Tray Trolley
Chairs, eiffel, light grey	Buffalo Programmable Commercial Microwave 34ltr 1800watt	A-boards, A1 size (one blackboard, one poster)
Armchairs, multicoloured	Phone/Answer system	Fire extinguishers, tested
Set of nested side tables	Maidaid C series commercial dishwasher and water softener	
Oak top stools	Kubus drop-down patisserie fridge	
Oak top bar stools	Lec U5511B1 Under Counter Freezer (Black) - AO	
Folding high chair	Polar G series Bar Cooler	
Welsh dresser	Polar C series Upright Fridge 600L	
High cabinet (for bistro table storage)	Polar C series Upright Freezer 600L	
Artwork, moss	Rhino Square Countersunk Pitcher Rinser	
Mirror, round, brass	Victoria Arduino Mythos 1 Grinder	
Stockroom racking and shelving	Victoria Arduino T3 White Eagle 2 Group coffee machine	
Stockroom ladder	HOTPOINT - Class 2 Multiflow SA2 544 C IX Electric Single Oven	
<i>Fixed:</i>	Mitsubishi A/C / Heater (needs servicing)	
Menu board		
Banquette		
Oak floating and niche shelving		
Bar and marble top		
Oak fold down bar		
Bar lighting		

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