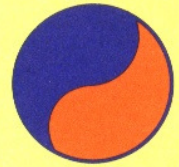


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
website: www.burstoncook.co.uk



BURSTON COOK

PROMINENT RESTAURANT PREMISES

SUITABLE FOR A1, A2 OR A3

TO LET

**MINIMAL FIT OUT NEEDED
NO PREMIUM**

196 CHELTENHAM ROAD, BRISTOL, BS6 5RB



- **EXCELLENT RESTAURANT OR CAFÉ OPPORTUNITY. ALSO SUITABLE FOR NUMEROUS RETAIL USES WITHIN A1, A2 OR A3 CONSENT.**
- **PROMINENT CORNER POSITION FRONTING ONTO CHELTENHAM ROAD WITH HIGH LEVEL OF PASSING TRAFFICE AND FOOTFALL.**
- **POPULAR AND ESTABLISHED RESTAURANT AND RETAIL LOCATION.**
- **MINIMAL FIT OUT REQUIRED FOR RESTAURANT OF CAFÉ OCCUPIER.**
- **ONLY £18,950 PER ANNUM - LOW RATES PAYABLE AND NO PREMIUM**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property provides a prominent corner position fronting onto the vibrant and busy Cheltenham Road. Cheltenham Road is an established and popular retail and leisure destination that benefits from literally thousands of passing cars and people everyday.

DESCRIPTION

The property provides a former restaurant over ground and lower ground floors.

The ground floor provides an open plan dining or sales area, which has been finished with painted plaster walls, stripped wood flooring, air conditioning, CCTV and a security alarm system.

The kitchen at the rear offers tiled floors and walls, stainless steel wall covering and a commercial extraction system. The lower ground floor provides additional seating/dining area, WC facilities and a further preparation room/kitchen. This area could easily be used as an additional sales area for a retail or office occupier.

ACCOMMODATION

The accommodation provides the following approximate net internal areas: -

| | | |
|--------------------------------|------------------------------|-------------------------------|
| Ground Floor | Main Sales/Dining Area | 632 sq ft (58.7 sq m) |
| | Kitchen | 186 sq ft (17.25 sq m) |
| Lower Ground Floor | Additional Sales/Dining Area | 455 sq ft (42.27 sq m) |
| | Kitchen/Preparation Area | 129 sq ft (12 sq m) |
| | Stores | 41 sq ft (3.83 sq m) |
| Total Net Internal Area | | 1,443 sq ft (134 sq m) |

PLANNING

We understand that the premises benefits from its existing use for restaurant (A3) consent. We do however recommend that that all interested parties make direct enquiries with Bristol City Council Planning Department.

LEASE

The property is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed subject to upward only rent reviews

RENTAL

Rental offers are sought in the region of £18,950 per annum, exclusive.

RATES

The property benefits from low rates costs with a Rateable Value of only £7,700 with rates payable of approximately £3,335 per annum prior to any additional rates relief. Ingoing tenants may benefit from a level of additional rates relief and we would recommend that all interested parties make enquiries direct at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

The ingoing tenant is to incur both parties reasonably incurred legal costs in respect of this transaction

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS or David Ball Hons MSc

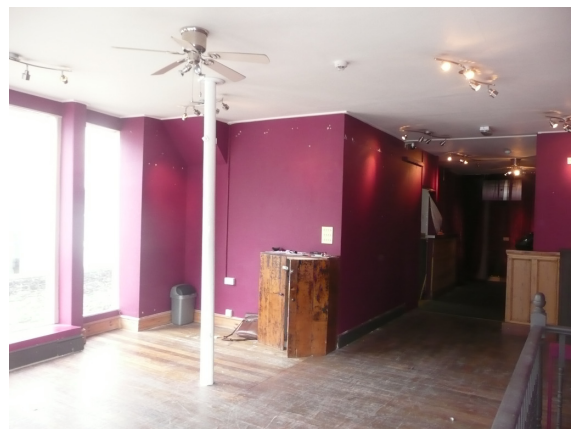
Tel: 0117 934 9977

SUBJECT TO CONTRACT

JUNE 2011



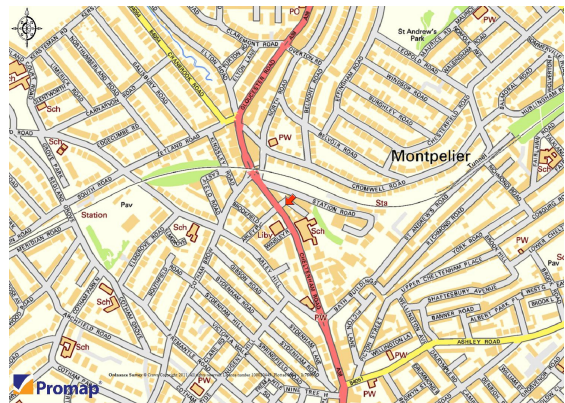
Kitchen



Ground Floor Sales Area



Lower Ground Floor



Location Map

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