

Chartered Surveyors
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BURSTON COOK

Low Occupational Costs

BASEMENT RESTAURANT TO LET 43 CORN STREET, BRISTOL

**RESTAURANT/BAR PREMISES
AVAILABLE IN POPULAR TRADING POSITION**



- **FORMERLY HIGH QUALITY RESTAURANT**
- **ATTRACTIVE BASEMENT RESTAURANT RETAINING MANY ORIGINAL FEATURES**
- **SITUATED ON POPULAR LEISURE LOCATION OF CORN STREET**
- **EXCELLENT OPPORTUNITY FOR A LOCAL RESTAURATEUR/BAR OPERATOR**
- **NEW FLEXIBLE LEASE – AFFORDABLE RENT AND LOW RATES**
- **NO PREMIUM SOUGHT!**

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 is situated within the basement of the historic Commercial Rooms within the popular established leisure area of Corn Street in the heart of Bristol city centre. Corn Street benefits from an excellent level of passing footfall throughout both the day and evenings, as well as being an established and popular leisure pitch.

DESCRIPTION

The premise benefit from independent access immediately fronting onto corn street and offers an attractive quirky restaurant containing many of the original features, comprising a main dining/bar room, two separate dining rooms, WC facilities and a rear kitchen area, office and preparation/storage areas.

We understand the property benefits from A3 restaurant use, although would recommend interested parties make their own enquiries with Bristol City Council planning department.

ACCOMMODATION

The property comprises the following approximate net internal areas: -

Main Bar/Dining Room	728 sq ft	(67.62 sq m)
Private Dining Room 1	302 sq ft	(28.09 sq m)
Private Dining Room 2	93 sq ft	(8.68 sq m)
Rear Office	107 sq ft	(9.92 sq m)
Kitchen and preparation room	441 sq ft	(41.03 sq m)
Rear ancillary	262 sq ft	(24.35 sq m)
Total	2,088 sq ft	(193.97 sq f3

LEASE

The property is offered by way of a new effectively full repairing lease by way of a service charge for a term of years to be agreed.

RENTAL

Rental offers are sought in the region of £17,500 per annum, exclusive.

RATES

Current rates payable from April 2010 are approximately £8,961 per annum.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VAT

All rentals quoted are exclusive of VAT if applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

SUBJECT TO CONTRACT

APRIL 2010

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.