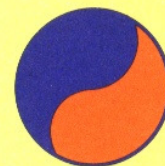


Chartered Surveyors  
& Commercial Property Consultants  
Partners

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

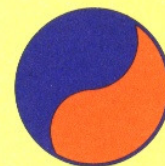
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S, STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

**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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

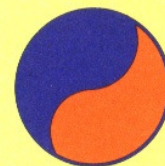
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S, STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

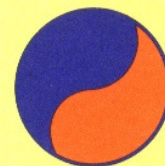
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S, STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

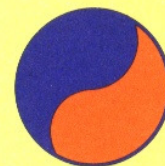
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

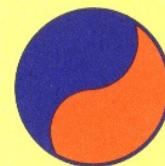
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S, STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

**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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

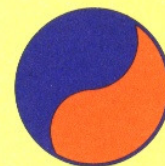
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

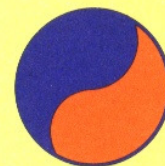
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

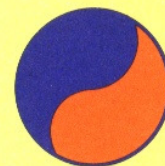
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

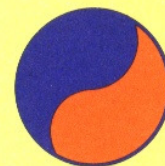
**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling

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**

***RARE RESTAURANT OPPORTUNITY IN CLIFTON VILLAGE  
AND WOULD SUIT QUASI A1 RETAIL USE***

**TO LET**

**50 PRINCESS VICTORIA STREET, CLIFTON,  
BRISTOL, BS8 4BZ**

***READY TO TRADE FROM DAY 1!***



- **FULLY FITTED TO A HIGH STANDARD THROUGHOUT**
- **FULLY FITTED CATERING KITCHEN**
- **CONVENIENT CLIFTON VILLAGE LOCATION CLOSE TO ZIZZI'S,  
STRADA & COFFEE No. 1**
- **NEW FLEXIBLE LEASE ON VERY COMPETITIVE TERMS**

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 in a very convenient location fronting onto Princess Victoria Street in the heart of Clifton Village within just 100 yards of the main retail thoroughfare.

Other established restaurants situated within the immediate vicinity include Zizzi's, Coffee No 1, Strada.

## **DESCRIPTION**

The property provides a most attractive dining environment comprising a front dining/reception area, fitted bar and large dining restaurant with separate fully fitted catering kitchen, male and female WCs and ancillary stores, which have all been fitted and finished to a very high standard.

## **ACCOMMODATION**

The accommodation provides a total approximate net internal area of 161.8 sq m (1,740 sq ft).

## **FIXTURES AND FITTINGS**

The premises are to be let with the benefit of the use of the landlord's existing fixtures and fittings throughout the restaurant and to include a fully fitted catering kitchen. A full list of the fixtures and fittings is as attached.

## **LICENSING**

The property benefits from an existing on premises licence for 48 covers for the sale of alcohol between 10am and 10pm, Monday to Saturday and 10am to 6pm on Sundays ancillary to the supply of food (i.e. a light meal/substantial snack).

## **LEASE**

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

## **RENTAL**

Rental offers are sought in the region of £25,000 per annum, exclusive

## **PREMIUM OFFERS**

Premium offers are sought in the order of £20,000 for the benefit of the lease. For the avoidance of doubt, the fixtures and fittings as listed hereto are to remain as part of the premises for the full use of the new tenant, but will remain in the ownership of the landlord. The tenant will be responsible for maintenance, repair and replacement of the fixtures and fittings throughout the lease period.

## **VAT**

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

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

All enquiries strictly through the sole agents, Burston Cook:-

FAO: Julian Cook FRICS, Andrew Oliver MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**NOVEMBER 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.

## **Fixtures & Fittings**

**ALL OF THE ITEMS LISTED ARE LOCATED AT 50 PRINCESS VICTORIA STREET, CLIFTON, BRISTOL, BS8 4BZ**

- ❖ 1 x Arctic Bar
- ❖ 1 x High Volume Hood Washer
- ❖ 2 x Blue Seal High Speed Commercial Combi Oven
- ❖ 1 x Blue Seal 6 Burner Gas Convection Oven
- ❖ 1 x Twin Basket Gas Fryer
- ❖ 1 x Blue Seal Heavy Duty Gas Chargrill
- ❖ 2 x Counter Fridge Freezer Units
- ❖ 1 x Blue Seal Plate Warmer
- ❖ 1 x Blue Seal Heavy Duty Electric Toaster
- ❖ 1 x Commercial Walk-in Fridge Store
- ❖ 1 x Zumex Podium Orange Juice Squeezer
- ❖ 1 x Rancillo Coffee Machine
- ❖ 1 x Bespoke Faux Leather Twin Tone Fixed Seating
- ❖ 48 x Upholstered Newport/Montbel Dining Chairs
- ❖ 20 x Zebrano Table Tops
- ❖ 20 x Solid Wood/Stainless Steel Table Bases
- ❖ 1 x 24c Gold Crystal Chandeir MG-5280
- ❖ 6 x Copper Pendant Light Shades
- ❖ 4 x Italian Contemporary Light Fittings
- ❖ 1 x Electronic Point of Sale System & Handheld Terminal
- ❖ 10 x High Quality Speakers Fitted into Ceiling