



RESTAURANT/CAFÉ OPPORTUNITY IN ESTABLISHED & SOUGHT AFTER LOCATION

**1 – 2 QUEENS ROW, THE TRIANGLE, CLIFTON,
BRISTOL, BS8 1EZ**



- **ESTABLISHED AND SOUGHT AFTER LOCATION ON POPULAR 'CLIFTON TRIANGLE'**
- **RARE OPPORTUNITY TO ACQUIRE A RESTAURANT/CAFÉ UNIT**
- **SUITABLE FOR A1 OR A2 (RETAIL OR OFFICE) USE**
- **NEW LEASE WITH RENTAL OFFERS INVITED IN THE REGION OF £24,000 PER ANNUM, EXCLUSIVE**
- **NO PREMIUM**

SUBJECT TO CONTRACT

LOCATION

The property is located fronting onto the busy Queens Row, Clifton Triangle. The Clifton Triangle remains a popular and sought after location for both retail and leisure uses, due to its excellent position linking Park Street and Whiteladies Road, that provides a high level of both passing traffic and pedestrian footfall.

ACCOMMODATION

The accommodation provides the following approximate dimensions and areas:-

Ground Floor Sales Area	564 sq ft	(52.4 sq m)
Rear Ancillary	35 sq ft	(3.2 sq m)
Rear Stores	27 sq ft	(2.4 sq m)
Total	653 sq ft	(58 sq m)

PLANNING

We are advised that the property currently benefits from planning consent for the previous use as a restaurant, however, interested parties should make their own enquiries at the local planning office Bristol City Council.

LEASE

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

RENTAL

Offers are sought in the region of £24,000 per annum, exclusive and nil premium is sought for this valuable restaurant pitch.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

Burston Cook

FAO: Andrew Oliver MRICS or Julian Cook FRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JANUARY 2012

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.