



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

**EXCELLENT RESTAURANT BUSINESS
PURCHASE OPPORTUNITY
FULLY FITTED WITH EXCELLENT TRADE**

**187 GLOUCESTER RD, BISHOPSTON, BRISTOL
BS7 8BG**



- **RARE OPPORTUNITY TO SECURE A HIGH SPECIFICATION FULLY FITTED RESTAURANT IN EXCELLENT CONDITION**
- **PRIME LOCATION IN GLOUCESTER ROAD, BRISTOL**
- **VALUABLE OUTDOOR SEATING AREA**
- **LOW RENT, EXCELLENT ALCOHOL LICENCE AND 1AM OPENING**

SUBJECT TO CONTRACT

LOCATION

The property is located in an excellent position on Gloucester Road, a popular and very well known retail, restaurant and commercial destination close to both Bristol City Centre, and the popular and affluent residential suburbs of Redland and Bishopston. The location is popular with independent retailers, multiple occupiers, bars and restaurants and nearby occupiers include Hobbs House Bakery, Bakers and Co, The Bristol Flyer, Atomic Burger and Tesco Express to name just a few. The area is very popular with families, young professionals and students and enjoys high levels of pedestrian footfall.

DESCRIPTION

The property offers a unique and excellent opportunity to secure one of the finest A3 restaurant units on Gloucester Road, Bristol. This unit has been successfully traded as a long-established family run pizza restaurant for many years. The opportunity is being offered to the market due to retirement.

The property is highly prominent and benefits from excellent footfall and being highly visible from passing traffic on the busy Gloucester Road and has fully opening bifold doors in the front elevation leading out to a decked outdoor seating area. Internally, the restaurant has been fully fitted to a very high standard and benefits from a large customer seating area, a bar area, a large fully fitted kitchen with commercial extraction and walk in refrigeration, a dry store, office and WCs

This is a rare opportunity with high demand anticipated and as such early viewings are strongly recommended.

ACCOMMODATION

We understand that the property has the following approximate Net Internal Area: -

Seating, bar and kitchen area:	1065 sq ft (98.9 sq m)
Stores:	125 sq ft (11.57 sq m)
Total:	1,095 sq ft (110.47 sq m)

In addition to this the property benefits from an outdoor seating area for approximately 24 covers.

LICENCING

The property benefits from a rare and valuable later premises alcohol licence from 10:30 – 00:30 Monday – Sunday with Late night refreshment Monday to Sunday 23:00 - 01:00.

The property also has a licence for music as follows:

Live Music Sunday to Thursday 10:30 - 23:00,
Live Music Friday and Saturday 10:30 - 23:30,
Recorded Music Sunday to Thursday 10:30 - 23:00
Recorded Music Friday and Saturday 10:30 - 23:30

Opening hours from Monday to Sunday 10:30 – 01:00

PLANNING USE

We understand that the property benefits from planning use consent as Class E.

BUSINESS RATES

As per the Valuation Office Agency, we understand the property has a Rateable Value of £17,250 for the year 2019/2020.

TENURE

The property is offered to let by way of an assignment of the existing occupational lease which we understand is drawn for a term of 15 years from 19th May 2019.

A copy of the existing lease can be made available upon request.

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.

RENT

Only £23,250 per annum exclusive.

PREMIUM

The property is offered to let by way of a premium in consideration for the opportunity to acquire the lease along with the existing fixtures and fittings and equipment currently in situ within the fully fitted restaurant.

Full details of the premium level and information of the extensive fit out and an inventory of the equipment can be made available to interested parties.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned for the property and a copy of the certificate can be provided upon request.

VAT

All prices and rentals quoted are exclusive of VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Please contact the sole agents: -

Burston Cook

FAO: Charlie Kershaw MRICS and Holly Boulton BSc HONS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk / tom@burstoncook.co.uk

June 2021

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