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**... RARE OPPORTUNITY TO SECURE AN EXCELLENT
RESTAURANT / CAFÉ / BAR IN A FANTASTIC
LOCATION ...**

**135 STOKE LANE, WESTBURY-ON-TRYM,
BRISTOL, BS9 3RW**



- **POPULAR AND WELL-ESTABLISHED CAFÉ / BAR / RESTAURANT**
- **PREMISES LICENCE UNTIL 23:00 (MON – SAT) AND 20:00 (SUN)**
- **FULLY FITTED AND READY TO TRADE**
- **EXCELLENT POSITION ON STOKE LANE**
- **OUTSIDE SEATING AREAS TO FRONT AND REAR**
- **FIRST FLOOR FLAT INCLUDED AND PRODUCING AN INCOME**

SUBJECT TO CONTRACT

LOCATION

The property is located on Stoke Lane which is a popular and vibrant neighbourhood retail parade in Westbury-on-Trym, Bristol. Westbury-on-Trym is a residential suburb of Bristol, lying approximately 3 miles north west of the city centre. The local residential area accommodates young professionals and families and is an increasingly affluent area. Stoke Lane benefits from an excellent mix of occupiers including several popular restaurants, a number of successful pubs and a range of local and national retailers.

PROPERTY

The property comprises a semi-detached building over ground and first floors. The ground floor unit is fitted as a café / restaurant and consists of a large customer seating area, bar, serving counter and food preparation area, fully fitted commercial kitchen, male, female and disabled W.C. facilities, baby changing facilities, storage cupboard and further storage at first floor level. To the rear there is a small attractive garden with customer seating, and additional customer seating externally to the front. There is free, unrestricted on-street parking for customers. There is also a service lane / yard to the rear of the property.

The unit is fitted with wooden flooring, pendant lighting and spotlighting, a serving counter and preparation area with various equipment, full commercial extraction within the kitchen, and a large glazed frontage.

The first floor can be accessed internally from within the restaurant and there is also separate access to the first floor via a side entrance. The first floor comprises of a spacious 3 bedroom flat with a kitchen, living room, three bedrooms and a bathroom.

PREMIUM

A premium is sought for the opportunity of acquiring the lease, along with the fixtures, fittings, and equipment. Premium upon application.

INVENTORY

A full inventory of the fixtures and fittings for the unit is attached to the back of these marketing details.

PREMISES LICENCE

The premises benefits from an alcohol license as follows:

Monday – Saturday: 12:00 to 23:00

Sunday: 12:00 to 20:00

ACCOMMODATION

The property has the following approximate net internal area:

Ground Floor : 3,186 sq ft (296.02 sq m) (Internal Capacity for around 150 covers)

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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.

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First Floor: 3 bedroom flat (not measured)

LEASE

The property is available by way of an assignment of the existing sub-lease:

FRI Sub-Lease expiring 13th May 2028 at a rent of £47,672 per annum, exclusive (netting to £32,672 pax, after first floor income). A copy of the lease is available upon request.

The first floor flat is included within the above agreement and is separately let out on a standard AST at a rent of £15,000 per annum, exclusive.

It is possible that the Tenant and / or the Landlord may consider negotiating new lease terms. More information available upon application.

BUSINESS RATES

The Rateable Value for the property for the year 2020 / 2021 is £31,500.

The Rates Payable are approximately £15,466.50 per annum (we recommend checking with the VOA directly in relation to your rates liability).

ENERGY PERFORMANCE CERTIFICATE

B(40).

VAT

We understand that the property is VAT elected, therefore VAT will be payable on prices.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING AND FURTHER INFORMATION

Viewings are to be strictly by appointment through the sole agents: -

FAO: Holly Boulton BSc (Hons) and Tom Coyte MRICS

Email: holly@burstoncook.co.uk and tom@burstoncook.co.uk

Tel: 0117 934 9977

Subject to Contract July 2021



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INVENTORY

Coffee Counter & Bar

- La Marzorocco Coffee Machine – handles & stamper
- Santos Blender
- 2 Casio Epos Till Systems, 2 printers & 1 kitchen printer
- Sonos Speaker System –Play 3 x 1 | Play 1 x 4
- Polar Freezer x 1
- 4 x under counter double door fridges
- Under-bar system, chiller and cooling jackets – Free on Loan (Molson Coors)
- Glassware – Jam jar glasses | all tumblers | pint glasses | prosecco glasses | wine glasses | port glasses | brandy glasses | cocktails glasses | shot glasses
- Cups & Saucers
- Cutlery x 110 knives & forks | dessert spoons x 51 | Tea spoons x 135 | Steak knives x 27
- Bar equipment – pourers | measuring cylinders | cocktails shaker
- Frothing jugs x 5
- Serving freezer x 1
- Counters x 4 and shelving
- Sink to Bar
- Wine Rack to Bar
- Glass holder above Bar
- Telephones x 4 (handsets)
- CCTV System Inc. screen and recorded
- Timber Flooring to Café RHS (Looking in)
- Commercial flooring to Café LHS (Looking in) – Black, with yellow non slip nosings
- Commercial Flooring to walk-way (front to rear) – plank effect

Furniture

- Sofas x 8
- Coffee tables x 4
- Round tables x 9
- Square tables x 19
- 4 seater tables x 7
- Cream chairs x 17
- Brown chairs x 29
- Wooden dark brown chairs x 30
- Large round tables x 2
- Tub chairs x 6
- Back Room - Chairs x 20
- Back Room - Tables x 6
- Outside furniture – 10 tables | 2 benches | 33 chairs
- Office furniture – 3 desks + office chair
- Kitchen office – desk & office chair
- Planters x 3 and various Vases and decorative flowers
- Salt and Pepper grinders, typically one set per table
- Cutlery Holders (metal tins)

Kitchen Equipment

- Lincat Combi Oven x 1
- Lincat induction hobs x 2
- Lincat electric fryers x 3
- Parry Griddle x 1
- Samsung Microwaves x 2
- Plate warmer x 1
- Polar chest freezers x 2
- Samsung Tall freezer x 1
- Serving fridges 1 x 2 door & 1 x 4 drawer
- Serving fridge 1 x 4 door
- Storage Fridge (Glass Door)
- Serving counter top unit x 1
- All shelving and stainless steel units
- Double Sink x 1 with high pressure tap
- Frying pans x 7

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- Saucepans 5 big & 2 medium
- Array of kitchen utensils
- Oven trays, small, medium and large sizes
- Drinks fridge x 1
- All plates, bowls and serving crockery + 50 catering plates
- Big tin opener
- Stainless Steel Corner unit
- Pass – counter I with food warming lights
- Hygienic Whitewall on all Walls
- Commercial flooring - Black
- Main extraction unit & ducting
- Lincat Combi extraction system & ducting
- Kitchen fuse board
- Kitchen printer
- Ticket rails x 4
- Lighting
- Decorations

Washroom

- Washing Machine x 1
- Dishwasher & Trays
- Sinks x 2 with Mixer Taps
- Racking units and shelving
- Worktops
- Commercial flooring - Black
- Hygienic White wall
- Collection buckets - 4 x black | 4 x grey
- Drip trays x 2
- Kitchen Rack x 2 (1 x large 1 x small)
- Paper towel dispenser
- Lighting

House Keeping Tools

- Brushes x 3, bucket x 2, mops x 2, dust pans x 3
- Tea towels & cloths
- Spray bottles x 2

Building Fixtures

- All partition walls as seen and glazing
- FD30 - Fire doors x 9
- Double Door Sets to Wine Bar and back Room
- All current worktops, cupboards and cupboard fronts
- Back room – TV & speaker | pallet wall | Commercial flooring – wooden plank design | rear double doors
- Garden – artificial turf | feather edge fencing | covered roof 80%

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- Wine Bar – Commercial flooring – Wooden plank effect| suspended MF Ceiling with Light wells (Double glazed units) I spot lights I Decorations
- Office – Ladder to Loft I decorations I shelving
- Café area – Pallet wall | 3 sets of doors, Entrance set Fire Doors | safety balustrade either side of walkway | drop light shades x 12 | spots lights I Suspended Timber Ceiling I Decorations
- Front outside – decking | pagoda | balustrade
- Store/ Staff toilet - shelving | sink | Commercial flooring - black | Notice boards I Coat hooks I soap dispenser I Decorations
- Ladies toilets | Double sink | 2 x cubicles (Inc. Child Seat in largest cubicle) | 2 x toilets | Commercial flooring - black | electric radiator | hand dryer | paper towel dispenser I Decorations
- Men’s toilets | single sink | 1 x cubicle | 1 toilet | 2 urinals | commercial flooring - black | hand dryer | paper towel dispenser | tiling I Decorations
- Disabled toilet | disabled access hand rails | mirror | sink x 1 | toilet x 1 | distress alarm x 1 | baby changing unit x 1 & seat x 1 | paper towel dispenser | hand dryer
- Yard – lighting | canopy roof | concrete flooring | Aco-drains (Yard and rear garden) | feather edge fencing | Rear double gates with internal lock ring | single side gate with external lock ring | external electric sockets
- Loft – T&G/ Ply flooring to some (circa 10%-15%) of loft area (where Insulation exists rest Suspended MF ceiling

General:

- Electrical Circuits; Hunters (Inc. 3 Phase) and Flat above
- Gas installation; Hunters and Flat above
- Water Installation; Hunters and Flat above
- Waste Installation; Hunters and Flat above
- Lighting Installation and Fittings; Hunters and Flat above
- Comms and Broadband; Current Supplier Virgin Media - Business

Exclusions

Custom BBQ and Gas Bottles
 Refrigerated trailer
 Food Trailer
 Flat bed trailer
 Company vehicles
 Bain-marie units
 Chafing trays
 Lincat Water boiler
 Hand wash sink
 Burco Water boiler – LPG
 Buffet tables & table cloths
 Catering cups & saucers
 Tea & coffee urns & hot water machine
 Decorative items – wicker baskets, flowers, bistro lights
 Catering plates, cake stands & cutlery
 Computer & printer

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3 x Hog roast machines
Gazebos x 2
Christmas Decorations & trees
Artificial flowers from garden area
Big TV in Wine Bar
Bar stools, cutlery/ store unit in hallway
All pictures & framed items
Pallet light – Wine Bar
Hunters Main Sign – external
Loft - racking