

RESTAURANT PREMISES ON WHITELADIES ROAD

87 Whiteladies Road, Redland, Bristol, BS8 2NT



- A prime restaurant opportunity available on Whiteladies Road
- Prominent location amongst other restaurant operators
- Outside dining areas to the front and rear of the property
- Approximately 968 sq. ft (89.96 sq. m)
- Quoting rent only £35,000



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The restaurant occupies a prominent location on Whiteladies Road in the heart of the established commercial and residential area of Clifton, located approximately 1.5 miles from Bristol city centre. Clifton remains a very popular retail location offering a wide variety of quality shops, restaurants and leisure facilities all within walking distance. Nearby occupiers include a variety of restaurants and bars which complement the restaurant very well.

DESCRIPTION

The property is situated over the ground floor and comprises an external dining area to the front, leading to the front entrance of the premises. The unit is open plan, with a bar, several customer seating areas, WC facilities and a large kitchen and prep area. The kitchen includes a commercial extraction system.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 968 sq. ft (89.96 sq. m).

TENURE

Available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. A deposit may also be required.

RENT

Quoting £35,000 per annum, exclusive.

PLANNING

Use Class E .

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £20,750 from 1st April 2023.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

VAT

All prices are exclusive of VAT if applicable.

EPC

An EPC is being commissioned and a certificate will be available upon request.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2023

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

