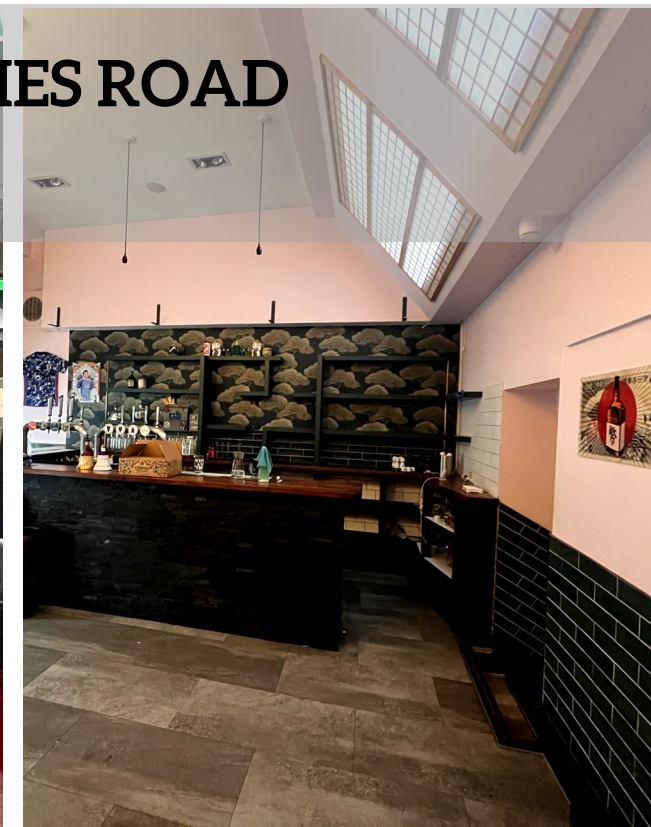


# RESTAURANT PREMISES TO LET ON WHITELADIES ROAD

81Whiteladies Road, Clifton, Bristol, BS8 2NT



- Quoting rent £37,500 per annum, exclusive
- Approx. 1,421 sq. ft (132.01 sq. m)
- Available by way of a new lease, terms to be agreed
- Fantastic location on Whiteladies Road with many national and local retailers, restaurants and leisure uses nearby
- Full commercial extraction system fitted



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.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Whiteladies Road is a prestigious and popular restaurant and retailing location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location in the middle stretch of the road and there is a strong focus on restaurants and leisure activities in this part of the city. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers.

## DESCRIPTION

The property is set over the ground floor and is mainly open plan in its layout, with a bi-fold shop front and entrance, split-level customer seating area and a bar. Towards the rear there are male and female WC facilities, a kitchen with commercial extraction, wash up area and stores.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Ground Floor Sales:	712 sq. ft	(66.14 sq. m)
Ground Floor Kitchen / Ancillary:	709 sq. ft	(65.87 sq. m)
<b>Total:</b>	<b>1.421 sq. ft</b>	<b>(132.01 sq. m)</b>

## TENURE

The property is available to rent 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 £37,500 per annum, exclusive.

## USE

We understand that the property benefits from a Class E use.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value from April 2023:	£26,250
Approximate Rates Payable:	£13,098.75

## EPC

We understand that the rating is D (78). A copy of the certificate is available upon request.

## VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Holly Boulton AssocRICS

Tel: 0117 934 9977

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

## SUBJECT TO CONTRACT

January 2024

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

*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 contact 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.*

