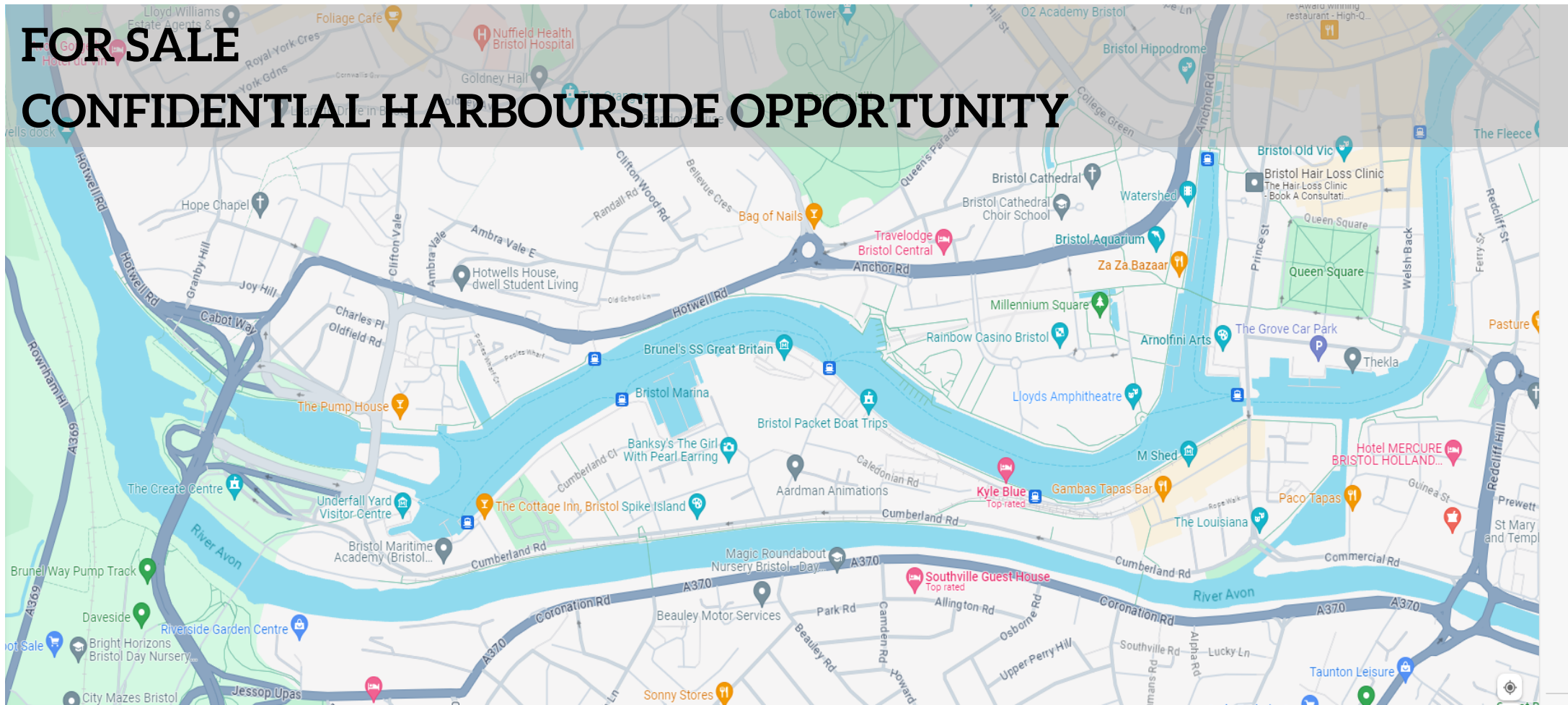


**FOR SALE**

# CONFIDENTIAL HARBOURSIDE OPPORTUNITY



- An attractive commercial building over ground floor level with extensive external customer seating areas
- The property is in a prime Harbourside location close to the City Centre
- Offered for sale Long Leasehold with Vacant Possession with a guide price of £425,000
- Approx. Net Internal Area of 1,343 sq. ft (124.76 sq. m)
- Internal fixtures and fittings available by way of separate negotiation

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](http://www.burstoncook.co.uk)

## LOCATION

The property is situated in Bristol in a Harbourside location.

## DESCRIPTION

The property is configured as three units which are combined to form one larger unit with glass partitions and internal doors, all are fitted with glazed shop fronts and front entrances. The first unit is the entrance to the restaurant, with a bar and prep area, utility room and a customer seating area. The second unit is a customer seating area / meeting room. The third unit is a further customer seating area. To the rear of the units there are WC facilities. Externally to the front of the property there is customer seating, and further seating on a terrace to the side.

We understand that there are approximately 60 covers inside if all open plan, 40 externally and a further 40 on the external terrace.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

Ground Floor: 1,343 sq. ft (124.76 sq. m)

## TENURE

Long Leasehold with Vacant Possession. We understand the Long Lease is 150 years from the 1st of July 2012.

## PRICE

Quoting £425,000 exclusive.

## PLANNING

We understand that the property benefits from an A1 or A3 use as stipulated in the Long Lease.

## PREMIUM

A premium is sought for the benefit of the fixtures and fittings, if required by a purchaser. Premium upon application.

## VAT

We have been advised that the property is elected for VAT.

## EPC

A copy of the EPC is available upon request.

## LEGAL FEES

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

## BUYER INFORMATION & ANTI-MONEY LAUNDERING

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

## BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following Rateable Value: £21,750

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Holly Boulton AssocRICS / Tom Coyte MRICS

Tel: 0117 934 9977

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

