

CAFÉ / CATERING BUSINESS OPPORTUNITY IN CLIFTON VILLAGE

9a Regent Street, Clifton, Bristol, BS8 4HW



- An excellent opportunity to secure a fully fitted café / catering business within a busy and popular pitch in Clifton Village
- Net internal area of approximately 632 sq. ft (58.71 sq. m)
- Quoting rent £14,000 per annum, exclusive
- Fully fitted commercial kitchen and preparation area
- Premium sought for the opportunity (POA)



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 premises is situated on Regent Street in Clifton Village. Clifton Village is a vibrant and popular location within Clifton benefitting from a wide array of restaurants, cafes, national and independent retailers and bars. The property benefits from being situated on Regent Street which has a consistent level of footfall driven from the student population, local work force and local residents.

DESCRIPTION

The property comprises a ground and lower ground floor unit currently occupied by a café and catering business. The property has a fully glazed frontage and front entrance, a serving counter, and a small customer seating area. A corridor leads to a kitchen and preparation area. An internal staircase leads down to an office and a further storage / preparation area. There is a rear door that accesses the rear car park and bin storage area.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has an approximate Net Internal Area of 632 sq. ft (58.71 sq. m).

TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting £14,000 per annum, exclusive.

PREMIUM

A premium is sought for the opportunity to purchase the existing business, fixtures, fittings and equipment. Premium upon application.

PLANNING

Class E use.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £6,700.

Interested parties may benefit from 100% business rate relief subject to certain conditions, but parties should make their own enquiries in this regard.

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

We understand there is no VAT payable.

EPC

The property has an EPC rating of C (67).

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 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: Holly Boulton AssocRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2024

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.

