Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

RARE OPPORTUNITY TO SECURE AN A3 / A5 PREMISES WITH A FULLY FITTED KITCHEN

TO LET

217 CHELTENHAM ROAD, COTHAM, BRISTOL, BS6 5QP

"EXCELLENT A3 OPPORTUNITY NOW OFFERED TO THE MARKET WITH A REDUCED QUOTING PREMIUM"

- **RENT ONLY £17,000 PER ANNUM, EXCLUSIVE**
- **USE CLASS A3 / A5**
- **822 SQ FT (76.4 SQ M)**
- **FULLY FITTED KITCHEN**
- **LOW BUSINESS RATES PAYABLE**
- **POPULAR LOCATION ON BUSY ROAD LEADING TO CITY CENTRE**

SUBJECT TO CONTRACT

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

LOCATION
The restaurant is situated on the popular and established Cheltenham Road approximately 1 mile north of Bristol city centre. Cheltenham Road leads to Gloucester Road which is well known for its continuous road packed with local independent shops, cafes and restaurants. There are a number of successful businesses trading in the local vicinity including Turtle Bay, Sainsbury's and Maplin.

DESCRIPTION
The subject property comprises a ground floor restaurant unit which benefits from a restaurant seating area, a fully fitted commercial kitchen with extraction, WCs and a small courtyard area to the rear. We understand that the property has capacity for circa 30-40 covers.

ACCOMMODATION
We have relied upon measurements provided by the Valuation Office Agency and we understand that the property has the following approximate net internal area:-

Restaurant	**822 sq ft**	**(76.4 sq m)**

TENURE
The property is offered to let by way of an assignment of the existing occupational lease, which we understand is drawn for a term of 10 years until 1st November 2027. The rent is currently £17,000 per annum, but will rise to £17,500 from the 1st December 2018. There is a rent review scheduled for 2nd December 2020 and every 3rd anniversary thereafter.

OPPORTUNITY
The lease, business and fixtures & fittings are for sale by way of a premium. The quoting premium is available upon request.

RENT
£17,000 per annum, exclusive. Rising to £17,500 per annum from 1st December 2018.

EQUIPMENT INVENTORY
Please see attachment.

BUSINESS RATES
We understand the Rateable Value is £15,000. We would recommend that interested parties make their own enquiries in relation to the business rates payable.

USE
We understand the property benefits from use class A3 (Restaurant and Cafés) and A5 (Hot Food Takeaway).

ENERGY PERFORMANCE CERTIFICATE
We understand that the property has an EPC rating of C (51).

VAT
All rentals and prices quoted are exclusive of VAT if applicable.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION
Strictly by appointment with the sole agents:-
Burston Cook
FAO: Tom Coyte MRICS and Holly Boulton BSc (Hons)
Tel: 0117 934 9977
Email: tom@burstoncook.co.uk and holly@burstoncook.co.uk

SUBJECT TO CONTRACT **APRIL 2018**

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 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.
(2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

EQUIPMENT INVENTORY

Description of Item	Model (If Known)
Coffee Machine	
Coffee Blinder	**IBERITAL DE RECANVIS**
Till	**SHARP XEA213**
Counter Top Refrigerated	**POLAR 71 CAN**
Pizza Oven	**LINCAT IP21B 2850 W**
Air Conditioning Wall Unit x 2	**PREM -1- AIR**
Electric Heater x 2	**DELTA**
Coca Cola Drinks Chiller	**Husky**
Drinks Fridge	**LEC**
Freezer	**HAIER**
Food Hot Container	**ROYAL CATERING**
Donner Kebab Grill	**ARCHWAY**
Stainless Steel Tables x 7	
Commercial Kitchen Extraction System	
Under counter Freezer	**GRAM**
Stainless Steel Commercial Microwave	**SHARP 1900W / R-4AT**
Stainless Steel Commercial Microwave	**PANASONIC NE-1853 1800W**
Commercial Microwave	**DeLonghi**
Stainless Steel Microwave	**PANASONIC NNCF760m 1000W**
Electric Grill	**FALCON**
Natural Gas Oven	
Large Tandoori Oven x 2	**SHAAN**
Double Door Under Counter Fridge x 2	**LEVIN and AUTONUMIS**
Stainless Steel Mini Wash Basin	**VOGUE**
Food Processor	**CUISINART**
High Performance Deep Fryer	**ROBAND**
Double Bowl Deep Pot Sink	**VOGUE**
Commercial Kitchen Spiral Dough Mixer	
Commercial Meat Mincer	
Chest Freezer x 2	**DERBY**
Upright Storage Freezer	
Upright Fridge	**POLAR CD084 600 LTR**
Pepsi Upright Fridge Glass Door	**NOR COOL**
Commercial Upright Freezer x 2	**GRAM**
Chairs x 40	
Square Tables x 20	

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