Chartered Surveyors
& Commercial Property Consultants

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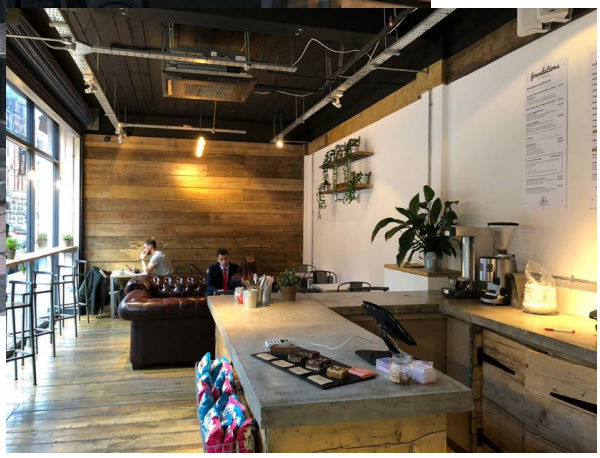
BURSTON COOK

CAFÉ TO LET

GROUND FLOOR CAFÉ UNIT, NEWMINSTER HOUSE, 27-29 BALDWIN STEET, BRISTOL, BS1 1LT



- **EXCELLENT OPPORTUNITY TO SECURE A FULLY FITTED CAFÉ**
- **WELL ESTABLISHED POPULAR BUSINESS**
- **RENT ONLY £10,000 PER ANNUM, EXCLUSIVE**
- **CIRCA 948 SQ FT (88.04 SQ M)**
- **FANTASTIC CITY CENTRE LOCATION**

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 property is prominently situated fronting onto Baldwin Street, at the heart of Bristol city centre, close to many large student housing developments and also serving both the densely populated business community and the vibrant night life, all within the immediate vicinity. Nearby retailers include Tesco Express, Dominos, Aquila and Brewdog Bristol.

DESCRIPTION

The subject property comprises a ground floor cafe unit which benefits from a servery/seating area, a fitted preparation kitchen and customer W/C facilities. The property also contains ceiling mounted air conditioning units. There is a primary entrance to the front of the building along with a further internal entrance serving the offices located above.

We understand that there is the potential for a premises alcohol license to be granted subject to licencing and landlord's consent.

We would highlight that the 'Foundations' brand and business is also available for sale by way of separate negotiation.

ACCOMMODATION

The premises have been measured in accordance with the RICS Property Measurement Standards (1st Edition, May 2015) and the approximate Net Internal Areas is: -

Ground Floor	822 sq ft	(76.36 sq m)

LEASE

The property is being offered to the market by way of an assignment/sub lease of the existing lease which runs until November 2031. There is tenant break option scheduled for the 27th November 2019 and a mutual break option on the 27th November 2021.

RENTAL

The property is available to let at the passing rent of £10,000 per annum, exclusive. There is a rent review scheduled for 28th November 2019 whereby the rent will rise to £15,000 pax. There are further rent reviews scheduled for every 3rd anniversary thereafter. There is a tenant only break clause incorporated into the lease on the 27th November 2019 and a mutual break on the 27th November 2021.

PREMIUM

There is a premium in relation to the opportunity to acquire the lease along with the existing fixtures and fittings and equipment.

BUSINESS RATES

We understand the Rateable Value is £16,500. We would recommend that interested parties make their own enquiries in relation to the business rates payable.

We understand that the existing Rateable Value is currently being appealed and therefore the Rateable Value may be revised. Please note that tenants may benefit from a level of business rates relief, subject to the revised Rateable Value. Please visit www.gov.uk/apply-for-business-rate-releif for more info.

USE

We understand the property benefits from A1 (General retail).

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.

ENERGY PERFORMANCE CERTIFICATE
A copy of the EPC can be made available on request.

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. The landlord's legal fees are to be split between the assignor and the assignee.

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 **September 2018**

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FOUNDATIONS CAFÉ INVENTORY

Tefcold Gastroline Saladette	Canon colour printer, scanner
13 x assorted gastro – nomes	JTC omni blend plus housed silencer smoothie maker
Interlevan 3 door undercounter refrigerator	Digital safe
Heatrae sadia multipoint boiler + aqua system overflow tank	Freezer
DC series catering washer	Polar refrigerator counter cake fridge
Double stainless steel (bespoke) sink unit including over heat hand spray washer	2 x blizzard under counter single fridges stainless steel
Daewood KMO-9M115 microwave	Lincat refillable hot water boiler
Buffalo commercial toaster	Multiple branded cups, mugs and saucers
Blizzard double panini grill	6 x stainless steel milk jugs
Buffalo single panini grill	All fixtures and fittings
Island stainless steel unit with under shelf	Interlevin 4.5ft multi deck display fridge
4 x stainless steel 4ft shelves	2 x speakers
1 x stainless steel 6ft shelf	Burco filter maker and 2 thermos dispensers
2 x stainless steel 3ft shelves	6 x bespoke white café tables
1 x stainless steel prep counter 2ft wide	16 x metal café chairs
16 x olive wood boards	11 x metal stools
Multiple coloured food prep boards and rack	Bronze 5 bulb pipe light
65 x assorted Chinese plates, bowels etc	4 x pendant lights
Multiple items of cutlery	10 x halogen spot lights
Multiple items of glass wear	Dell desk top computer with dell monitor, keyboard and mouse
Communications cabinet	Electric roller shutters for each window
20 port comms patch panel	Toilet with saniflow system
CCTV monitor	Food and consumable stoke on site
4 channel hikvision digital cctv unit	Chrome hand dryer
2 x colour cctv cameras	2 x outside café tables
Wooden baby chair	Coffee Machine LA SPAZILE Compact ST3
Milan Double Panini Grill	

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