



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

FULLY FITTED CAFÉ UNIT TO LET

286 GLOUCESTER ROAD, BRISTOL, BS7 8PD



- **GREAT POSITION FRONTING ONTO GLOUCESTER ROAD**
- **QUOTING RENT ONLY £12,000 PER ANNUM, EXCLUSIVE**
- **CIRCA 667 SQ FT (61.96 SQ M)**
- **LOW BUSINESS RATES PAYABLE (STC)**

SUBJECT TO CONTRACT

LOCATION

The property is located in an excellent position on Gloucester Road, a popular retail and commercial destination close to both Bristol City Centre, Redland and Bishopston. The location is popular with retailers as well as young professionals and students and enjoys high levels of pedestrian footfall. Nearby retailers include Boston Tea Party, The Co-Op, The Post Office and plenty of independent retailers.

DESCRIPTION

The property comprises a ground floor retail unit with rear access, currently fitted as a cafe. The unit provides a retail sales area with fully fitted kitchen and extraction system, storage area and customer W/C facility.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards the property has the following approximate net internal area: -

Ground Floor	667 sq ft	(61.96 sq m)
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PLANNING

We understand the property benefits from A3 (Restaurant and Cafe) use.

TENURE

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. A rental deposit may be required.

RENTAL

The quoting rent is £12,000 per annum, exclusive.

PREMIUM

A premium is sought to take on the existing fixtures, fittings and equipment. An inventory is attached to this brochure. Premium available on application.

PREMISES LICENCE

The property has the following license in place:

Sale of Alcohol	Monday to Sunday 10:00 - 20:00
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BUSINESS RATES

The property has the following business rates assessment: -

Rateable value: £12,250

We anticipate that an occupier is likely to benefit from up to 100% Small Business Rates Relief. We recommend that interested parties make their own enquiries directly with Bristol City Council.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C (55).

VAT

All prices are exclusive of VAT if applicable.

LEGAL COSTS

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

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 consultants if they have any concerns about asbestos and asbestos related issues.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Tom Coyte MRICS / Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk

Inventory

Bain Marie 6 pot

Flat top grill

Deep fat fryer double basket

Extract system

Dishwasher (2years of use)

New boiler (1year of use) (9years left of warranty)

2 counter fridges

2 counter freezers

1 deli counter

1 citrus electric juicer

1 coffee bean grinder (2 years of use)

1 coffee machine 2 groups (2 years of use)

1 microwave

2 chest freezers

1 fridge (1 year of use)

1 Panini grill ribbed

1 4 slice toaster

1cooker

8 4seats wooden table

2 2seats table

37 chairs

1 hand wash sink

1 stainless sink

2 wooden shelving units

1 blender

1 fly killer

1 display food warmer cabinet

1 countertop water boiler

1 A board and 1 pavement board

4 menu boards

Coca cola fridge is on a free rental request with the coca cola company

Chopping boards

Essential crockery, cutlery, pans... (Kitchen utensils)

2 Kids highchairs

Aluminium Lightbox signage (vinyl panel being removed)

(Straws, coffee cups, plastic bags, gloves, lids, takeaway boxes...)

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JUNE 2019

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