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# **PRIME CLIFTON RESTAURANT TO LET**

## **1 REGENT STREET, BRISTOL, BS8 4HW**



- **RARE OPPORTUNITY TO ACQUIRE A VERY ATTRACTIVE RESTAURANT PREMISES**
- **PROMINENT CORNER POSITION IN THE HEART OF CLIFTON VILLAGE (OPPOSITE PIZZA EXPRESS AND THE NEW BAR 44 BRISTOL)**
- **NEW LEASE TO BE AGREED**
- **QUOTING RENT ONLY £26,000 PER ANNUM, EXCLUSIVE**
- **PREMIUM AVAILABLE UPON APPLICATION**
- **READY FOR QUICK OCCUPATION**

SUBJECT TO CONTRACT

## LOCATION

The property is prominently situated on Regent Street in the heart of Clifton Village. Regent Street is home to many independent and national retailers and restaurants including Pizza Express, Bosco Pizzeria, Bar 44 Bristol, Tesco Metro and Oxfam. Regent Street benefits from a high level of pedestrian footfall and passing vehicle traffic.

## DESCRIPTION

The property offers a rare opportunity to acquire a very attractive restaurant premises in a prominent corner position in the heart of Clifton Village. The restaurant is fully fitted and benefits from a well equipped commercial kitchen with commercial extraction.

The restaurant benefits from a large customer seating area, a bar area and WC facilities. The property is arranged over ground and lower ground floors with an abundance of natural light providing a unique and attractive restaurant space.

The restaurant also benefits from a premises licence and is ready for immediate occupation.

## ACCOMMODATION

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

Ground Floor	777 sq ft	( 72.2 sq m)
Lower ground floor	607 sq ft	( 56.4 sq m)
<b>Total</b>	<b>1,384 sq ft</b>	<b>(128.6 sq m)</b>

## LICENCING

The property benefits from a premises alcohol licence. Further details are available upon request.

## PLANNING USE

We understand that the property benefits from planning use consent as A3 (Restaurant and Cafes). Further details are available upon request.

## BUSINESS RATES

As per the Valuation Office Agency, we understand the property has the following ratings assessment: -

Description:	Restaurant and premises
Rateable Value:	£22,000
Rates Payable (2019/2020):	£10,802

## TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease on terms to be negotiated.

## RENT

Quoting rent £26,000 per annum, exclusive.

## PREMIUM

Quoting premium available upon application.

## ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

## VAT

All prices and rentals quoted are exclusive of VAT.

## 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 constants if they have any concerns about asbestos and asbestos related issues.

## **VIEWING AND FURTHER INFORMATION**

Please contact the sole agents: -

Burston Cook

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Tel: 0117 934 9977

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

**SUBJECT TO CONTRACT**

**JUNE 2019**

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