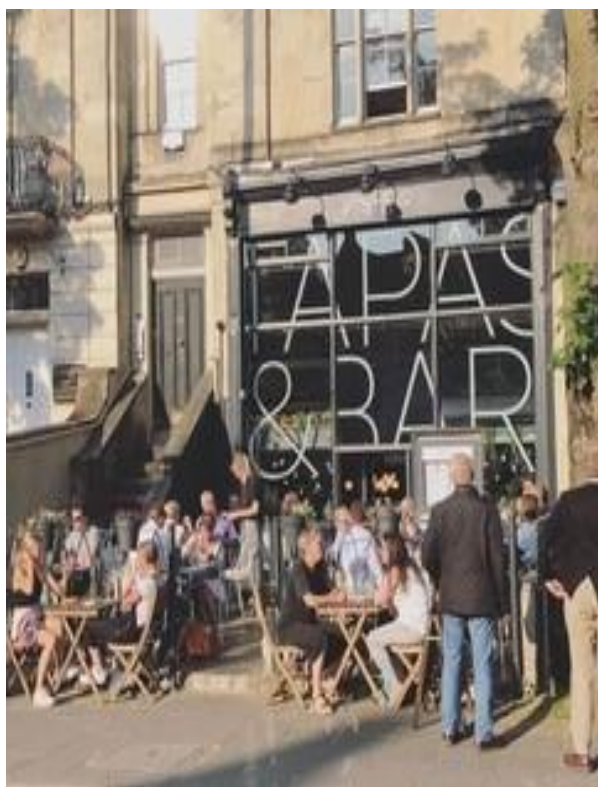




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: commercial@burstoncook.co.uk  
Website: www.burstoncook.co.uk

## **NOW AVAILABLE – NO PREMIUM**

**‘One of the best restaurant/ bar sites in Clifton’**



**85 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2NT**

- **ON THE SUNNY SIDE OF WHITELADIES ROAD**
- **LARGE ‘AL FRESCO’ TERRACE FOR 30 DINERS**
- **FULLY FITTED TO A HIGH STANDARD & ‘READY TO GO!’**
- **FULLY FITTED KITCHEN**
- **C 3,000 SQ FT GIA**
- **NEW RENT & LEASE – NO PREMIUM**

SUBJECT TO CONTRACT

## **LOCATION**

The property is prominently situated in a prime restaurant location fronting onto Whiteladies Road occupying one of the best restaurant pitches in Bristol & Clifton.

Whiteladies Road is an established restaurant and retail location housing a number of major local and national retailers, restaurants and public houses. Nearby operators include The Cowshed, Hubbox and Everyman Cinema to name just a few.

The property is situated at the heart of the upmarket residential area of Clifton, home to the BBC, which is situated just a few hundred metres away and is also very popular amongst the student fraternity. Whiteladies Road attracts customers from throughout greater Bristol and the surrounding areas.

## **DESCRIPTION**

The property provides a high-quality restaurant, which is fitted and finished to a high standard with the significant benefit of a large sunny dining terrace fronting onto Whiteladies Road. The restaurant offers a very pleasant dining environment and bar area at ground floor level with a fully fitted kitchen to the rear. The kitchen has the benefit of an outside store and a walk-in freezer unit.

At first floor level there is a private dining room, customer WC's and a large open plan function room. Ancillary staff/offices are situated on the first floor.

## **ACCOMMODATION (all areas and dimensions are approximate)**

The accommodation is situated over the ground and first floors and in all totals a gross internal area of approximately 3,000 sq ft (279 sq m). There is also a large sunny dining terrace of approximately 540 sq ft (50.2 sq m), which can accommodate up to 30 diners.

## **TENURE**

The property is available to let by way of an assignment of a 15 year effectively full repairing and insuring lease for a term of 15 years from 2017 – A copy of the lease can be made available on application.

## **LICENCING**

There is a Premises licence for the sale of alcohol. Further details can be made available upon request.

## **RENT**

Rent on application.

## **RATING**

The rateable value for the year 2019/2020 is £62,500 per annum.

## **ENERGY PERFORMANCE CERTIFICATES**

The property has an EPC rating of C-55 – a copy of the certificate can be made available upon request.

## **VAT**

All rentals quoted are exclusive of VAT , however, we are advised that VAT is not chargeable on the rental.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred in respect of 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

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS

Email: [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**JAN 2020**



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