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## **PUB PREMISES**

### **TO LET**

# **THE RHUBARB TAVERN, 30 QUEEN ANN ROAD, BRISTOL, BS5 9TX**



- **A4 (DRINKING ESTABLISHMENTS) USE**
- **MAY SUIT OTHER COMMERCIAL OR EMPLOYMENT USES**
- **QUOTING RENT UPON APPLICATION**
- **EXCELLENT OPPORTUNITY TO SECURE A PUB PREMISES**

**SUBJECT TO CONTRACT**

## **LOCATION**

The property is situated on Queen Ann Road, Barton Hill just off St Philips Causeway within approximately 1 mile of Bristol City Centre. Barton Hill benefits from residential properties, retail and industrial premises and is crossed by major roads, railway tracks and the feeder canal leading to Bristol Harbour.

## **DESCRIPTION**

The subject property comprises a pub in Barton Hill, Bristol. The pub itself is arranged over ground floor and benefits from a cellar and an external seating area to the rear. The ground floor of the pub is available without the upper floors, however, the upper floors provide residential accommodation which may be available by way of separate negotiation. We have been advised by our client that they are aware of certain repair issues with the property which will form part of the negotiations with any ingoing tenant to ensure that the property is offered to let in a lettable condition.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the approximate floor areas are as follows:-

Ground floor (pub)	1,296 sq ft	(120.38 sq m)
Cellar:	Not measured	

## **PREMISES LICENCE**

Burston Cook have been advised by our client that the relevant premises licence will be in place prior to a new lease commencing.

## **TENURE**

The property is offered to let by way of a full repairing and insuring lease for a term of years to be agreed. We would highlight that flexible lease terms are available.

## **RENT**

On application.

## **USE**

We have assumed that the property benefits from planning consent for its existing use as A4 (Drinking Establishments) at ground and basement level and as C3 (Dwellinghouses) at first and second floor level.

We would highlight that the property may be available for other appropriate employment or commercial uses subject to planning.

## **BUSINESS RATES**

We would recommend that interested parties make their own enquiries direct with Bristol City Council in relation to business rates.

## **ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC can be made available upon request.

## **VAT**

All rentals and prices quoted are exclusive of VAT unless otherwise stated.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

**SUBJECT TO CONTRACT**

**August 2020**

### **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.

