

FULLY FITTED RESTAURANT/TAKEAWAY—TO LET

6 Byron Place, Clifton Triangle, BS8 1JT



- Excellent opportunity to secure an restaurant/takeaway premises on the bustling Clifton Triangle
- Lease assignment available by way of ingoing premium
- Approximately 670 sq ft (62.21 sq m) NIA
- Passing rent £25,000
- Prominent position with late alcohol and refreshment licence from 12:00pm until 04:00am

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Situated on The Clifton Triangle, this location is popular for both businesses and students, and sees a lot of late night trade.

DESCRIPTION

The property comprises a retail unit with a glazed frontage and arranged over ground floor and basement on the popular Clifton Triangle. The property has an open plan reception area/bar/ordering space with a commercial kitchen to the rear fitted with commercial extraction and a rear store. To the basement there is an open plan sales area which is currently used as a store and a single W.C. The property carries tiled floors, painted plastered ceilings and walls and has been fitted with recessed spotlighting. The property benefits from an alarm and CCTV. In terms of services, the property has air conditioning and heating units, electricity, gas and water.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	370	34.37
Basement	300	27.84
Total	670	62.21

PREMIUM

A premium is sought for the opportunity to purchase the existing fit out, fixtures, fittings, and equipment. Premium upon application.

TENURE

The property is available to let by way of an assignment of the existing occupational lease. The existing occupational lease is drawn for a term of 25 years from 31st May 2024 until 30th May 2049. The passing rent is £25,000 pax . There are rent reviews and tenant breaks every 5th year.

PLANNING

Use Class E - therefore suitable for a wide range of uses. Ideal for a restaurant use.

BUSINESS RATES

Rateable Value: £13,250
Rates Payable (As of April 2026): £5,061.50

Interested parties are advised to make their own investigations.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an EPC rating of B (50).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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Tom Coyte MRICS

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SUBJECT TO CONTRACT

November 2024



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



INVENTORY

Commercial Extraction System	Twelve G-Pans Deep	Knives
Four Plate Induction Hobs	Twelve G-Pans Shallow	Scales
Electric Oven	Twenty G-Pans small	Two Zesters
Deep Fat Fryer	Three G-Pans Massive	Chopping Boards
Two 1800-watt Microwaves	Three large G-Pans lids	Aprons
Stick Blender	Twelve G-Pans lids	Crockery
Robochef with dicing attachment	Scissors	Cutlery
Four door prep fridge	First Aid Kit	Glasses
Three door prep fridge	Juicer	
Two 600 ltr fridges	Colander	
Walk in fridge	Thermometers	
600 ltr freezer	Two pressure cookers	
Three door pizza prep fridge	Rice cooker	
Inomak hot cupboard / bain marie	Vacuum packer	
Dishwasher	Chairs	
Washing machine	Tables	
Veg prep sink and taps	Tortilla warmers	
Pot wash sink and taps	Panini Press	
Mobile hand wash		
Storage draws and jars		
Stainless steel tables		

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