

CONFIDENTIAL FULLY FITTED CAFÉ OPPORTUNITY IN CLIFTON



- Fully fitted café with full commercial extraction available by way of an incoming premium
- Approximately 1,062 sq ft (98.70 sq m) net internal area
- Exceptional pitch, just off Durdham Downs
- Passing rent £16,850 per annum

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.

www.burstoncook.co.uk

LOCATION

The property is situated in Clifton, Bristol in a prime location, with high footfall, just off The Durdham Downs.

DESCRIPTION

This is an exceptional opportunity to acquire a fully fitted café in Clifton with a large bright glass frontage. To the ground floor the property has an open plan seating area with a bar to the front, further sales, a kitchen preparation space to the rear, a store and a single W.C. The property carries painted plastered walls, a suspended ceiling with a mix of pendant lighting and wall mounted spotlight throughout and laminate effect floors.

At the rear of the property there is access to the basement which has a fully fitted commercial kitchen with extraction. There is a single W.C. and bin stores to the rear. In terms of services, the property has air conditioning units' electricity and water. The property benefits from a gas supply and has further been fitted with a wall mounted electric fire.

TENURE

The occupational lease is dated 29th March 2023 and runs for a term of 5 years. The passing rent is £16,850 per annum, and the rent is paid monthly in advance. There is a rent review on 29th March 2026. The lease has been contracted within the provisions of the Landlord and Tenant Act 1954.

The lease is available by way of an ingoing premium.

PREMIUM

Premium on application.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	608	56.51
First Floor	454	42.19
Total	1,062	98.70

BUSINESS RATES

In accordance with the Valuation Office Agency the rateable value for the year 24/25 is £9,300.

Tenants may therefore benefit from full business rates relief.

PLANNING

We understand that the property benefits from use as a delicatessen or café within Class E use.

VAT

All prices are exclusive of VAT. We understand the property is not elected for VAT,

EPC

The property has an EPC rating of C (75).

LEGAL FEES

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

BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJORoy
Tel: 0117 934 9977
Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

September 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.



**BURSTON
COOK**
0117 934 9977

INVENTORY

Appliances/Equipment		Furniture/Fixtures		Tableware	
Drinks display fridge	1	Large floor to ceiling shelf display unit 3m	1	Knife set in kitchen safety colours	1
Industrial counter fridges	4	High wood style display shelves	2	Serving tongs	5
Tall fridges	2	Wood style seat benches	2	Kitchen utensil set	1
Large chest freezer	1	IKEA wood style counters	2	Baking trays and cooking pans	As on site
Glass undercounter washers	1	Food storage stainless steel racks	3	Tall bottles or condiment bottles	As on site
Undercounter bar fridges	2	Bench stools in café	4	Coffee cups in three sizes	As on site
Under counter freezer	1	IKEA 4 seater tables	6	Wooden oval serve trays	8
Filter coffee machine	1	IKEA 2 seater tables	2	Tea Pots	As on site
Professional medium espresso coffee machine	1	IKEA chairs	23	Drinking glasses large and small	As on site
Coffee grinders	2	IKEA lounge chairs	2	Salad bowls	As on site
Fire safety system	1	Low round coffee table	1	Soup Bowls	As on site
Glass tiered display case	1	Medium clear display case	1	Flat platters bowls	As on site
Kettle	1	Wood two tier counter top display unit	1	Plates small	As on site
5 hob electric stove and oven	1	Stainless steel industrial work benches	As on site	Plates medium - Large	As on site
Toaster	1	Stainless steel work benches (not used)	4	Plastic food boxes for fridge storage	As on site
Convection oven (not used)	1			Plastic food boxes for dry storage	As on site
Stove hob (not used)	1	Cash box	1	Knives	24
Microwave	1	Black Boards	1	Forks	24
Electric Bain Marie (not used)	1	Menu Boards A5	7	Spoons	12
Soup Kettle	1	A Boards	2	Teaspoons	20
Dishwasher	1	First Aid Kit	1	Full range of plates, cups & glasses	As on site
Food processor	1	Zettle scanner	1	Full range of cutlery	As on site
Electric low heat wall fire	1	Zettle all in one transaction device	1		
Commercial extraction		Apple iPad to connect with Zettle	1		

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