

# HIGH QUALITY FULLY FITTED RESTAURANT TO LET

203-207 Church Road, Redcliffe, BS5 9HL



- Fully fitted restaurant with full commercial extraction available by way of an ingoing premium
- Approximately 2,508 sq ft (233.03 sq m) net internal area
- Exceptional pitch on the popular Church Road
- Quoting £39,000 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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is situated on the popular Church Road, Bristol in a prime location, with high footfall. Local retailers include Tesco, Rubino Lounge., Aldi, Miss Millies, Greggs and William Hill as well as various independent retailers.

## DESCRIPTION

The property has a large open plan sales space with a front serving counter and coffee station. There is further seating up the staircase to the rear with the main bar situated at the rear of the property. The property benefits from a commercial kitchen fitted with walk in fridge, commercial extraction and various equipment as listed in the inventory. Further there is a rear beer cellar and tap room, disabled W.C and baby change and three single W.C's. There is a rear courtyard which we understand falls under separate ownership and rear external bin stores.

Fully refurbished just over a year ago, the property has been fitted to an exceptional standard with painted plastered walls and ceilings, a mix of wooden laminate flooring, tiled and vinyl flooring. The lighting comprises a mix of LED strip lighting, pendants, recessed spotlights and wall lights. The property further benefits from a large roof lantern to the rear. Services include water, electricity and air conditioning. There is no gas in the property, and CCTV has been installed.

## TENURE

The property is available on an effectively full repairing an insuring lease by way of a service charge for a term of years to be agreed.

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 Sales	2,135	198.38
Ancillary	373	34.65
<b>Total</b>	<b>2,508</b>	<b>233.03</b>

*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 contract 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.*

## BUSINESS RATES

In accordance with the Valuation Office Agency the rateable value for the year 24/25 is £36,750.

## PLANNING

We understand that the property benefits from use as a restaurant within Class E use.

## VAT

All prices are exclusive of VAT. We understand the property is elected for VAT.

## EPC

An EPC can be provided upon request.

## 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

November 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.





## INVENTORY

Kitchen		Bars/Beer Cellar		General	
Walk-in fridge	1	Double sink with drainer	1	Fully fitted fire alarm	1
Classeq Dishwasher P500A WS D 12	1	Tall fridge with double doors	1	Fully fitted burglar alarm with remote access	1
Hand wash basin	1	Beer lines and tap	9	Fully fitted venue-wide CCTV system	1
CED Wall Bench 1500x700	1	Bar top glass rinser	1	Tables and chairs for 80/90 covers	90
Corner chamfer 300x300mm	1	Over bar stainless steel storage unit	1	Grand Piano	1
CED Wall Bench 1200x700	1	Back bar shelving and display space	1	LG 65UT81006LA 65" Smart 4K TV with lowering mount	1
Sink + tap set	1	Wifi & CCTV unit with 32" monitor	1	Kids toy chest	1
Hoshizaki Refrigerated Counter	2	All cabling for EPOS, printers and power	As on site	Rear shutters	1
Wall shelves 1200/1500/2100mm	1	Plumbing for extra dishwasher	1	Sonos x 2	2
Rational iCombi Classic 10-1/1	1	Fully fitted cellar cooler	1	Waste bin	1
Rational Stand II	1	Fully fitted cellar ready to serve	1	Fly killer	1
Lincat Opus 800 Griddle	1	Classeq Glasswasher C500WS	1		
Lincat Floor Stand for Griddle	1	Undercounter display fridges (double doors)	2		
Control Induction bespoke hob	1	Wall mounted water boiler	1		
Lincat Opus 800 Fryer	1	Fitted glass/cup rinser	1		
Ventilation canopy system	1	EPOS printer	1		
CED Wall Bench 600x700	1				
CED Wall Bench 1500x700 + corner chamfer	1				
Precision LPU 150 SS Undercounter Freezer	1				
Blizzard refrigerated pan rail	1				
Dishwash tabling 1200mm + sink	1				
Pre-rinse faucet assembly	1				
Dishwash tabling 600mm	1				
Cuppone Tiziano pizza oven	1				
CED Wall Bench 300x700	1				
Wire shelving units	3				
Site delivery, installation & commissioning	As on site				

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