

EXCEPTIONAL ZERO WASTE BUSINESS FOR SALE IN CLIFTON

Smaller Footprints, 9 Regent Street, Clifton, BS8 4HW



- An excellent opportunity to acquire a successful, well loved independent 'zero waste' retail business on a popular pitch and busy retail parade in Clifton Village
- Business contributes to making a 'significant positive impact on the environment'
- Approximately 747 sq ft (87.96 sq m) Net Internal Area
- Premium sought for the opportunity (POA)
- Rent only £14,000 per annum, exclusive
- One parking space to the rear



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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COOK**
0117 934 9977

LOCATION

The premises is situated on Regent Street in Clifton Village. Clifton Village is a vibrant and popular location within Clifton benefitting from a wide array of restaurants, cafes, national and independent retailers and bars. The property benefits from being situated on Regent Street which has a good level of footfall driven from the student population, local work force and local residents.

DESCRIPTION

The property comprises a ground floor and lower ground floor retail unit, currently used as a zero waste shop which enables customers to purchase groceries without single use plastics. The property has a fully glazed frontage, undercover entrance, a till, and food refill stations covering most walls. An internal staircase leads down to a large storage area and W.C.. There is a rear door that accesses the rear car park with one space to the rear and bin storage area.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 747 sq ft (87.96 sq m) split between ground floor and basement.

BUSSINESS OPPORTUNITY

A fantastic opportunity to acquire a going concern in Clifton Village. Through investing in Smaller Footprints, a buyer would inherit a profitable and smooth running operation with potential for growth. With a five-star food hygiene rating and the only grind-your-own peanut butter machine in Clifton Village, customers regularly return to make a positive contribution to the environment through making zero waste purchases.

TENURE

The premises is available by way of assignment of an existing lease. The current lease is due to expire in 2028. There are tenant break options in 2026 and 2028.

RENT

£14,000 per annum, exclusive.

PREMIUM

A premium is sought for the opportunity to purchase the existing fit out, fixtures, fittings, and equipment. A full inventory for the unit is attached to the back of these marketing details. Premium upon application.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £9,300 from 1st April 2023. Prospective tenants may be able to apply for small business rates relief. Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

EPC

The property has an energy performance rating of C (73).

VAT

All prices are exclusive of VAT, if applicable.

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

FAO: Charlotte BJOROY BArch/ Tom COYTE MRICS

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SUBJECT TO CONTRACT

May 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.

