

TO LET - BUSINESS / ASSETS FOR SALE IN CENTRAL BRISTOL

Ground Floor, Lower Ground Floor & Mezzanine at 22 Bond Street, Bristol, BS1 3LU



- Excellent location on Bond Street in Bristol city centre
- Business / Assets for sale by way of a premium—POA
- Assignment of existing lease available until 2036
- Fully fitted premises with commercial extraction system
- Class E Use and ready to trade from day one



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

The property is positioned close to St. James Barton roundabout prominently situated fronting onto Bond Street with access through to The Horsefair.

The restaurant unit is situated in the heart of Bristol City Centre's shopping district being close to Broadmead Shopping Centre, The Galleries and Cabot Circus which accommodates a large number of national retailers.

DESCRIPTION

The property is a self-contained restaurant comprising lower ground, ground and a mezzanine level. The accommodation benefits from a serving counter and customer waiting area, fully fitted kitchen with commercial extraction, customer seating area, separate food preparation area, WC and rear access via a door in the lower ground store to the rear yard area.

The restaurant has the ability to accommodate circa 40+ covers (depending on the configuration).

ACCOMMODATION

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

Ground floor	550 sq. ft	(51.10 sq. m)
Lower Ground Floor	232 sq. ft	(21.60 sq. m)
Mezzanine	538 sq. ft	(50.00 sq. m)
Total	1,320 sq. ft	(122.70 sq. m)

TENURE

The property is available to rent by way of an assignment of the existing lease, which runs until October 2036.

RENT

The passing rent is £25,000 per annum, exclusive.

PREMIUM

An excellent opportunity to acquire an existing restaurant business in a popular location with a well-established and loyal customer base. Trading accounts and further operational details of the business can be made available upon request. The business and assets are offered for sale as the current owner has other commitments to focus on.

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

USE

We understand that the property benefits from a Class E Use.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value from April 2023: £11,750

Interested parties may qualify for Small Business Rate Relief, but they are advised to check directly with the VOA in this respect.

EPC

We understand that the rating is D (85). A copy of the certificate is available upon request.

VAT

The property is elected for VAT and therefore VAT will be payable on all prices.

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: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2023

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 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.

