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PUB PREMISES

TO LET

THE RHUBARB TAVERN, 30 QUEEN ANN ROAD, BRISTOL, BS5 9TX



- **SUI GENERIS (DRINKING ESTABLISHMENTS) USE**
- **PROPERTY ALSO SUITS OTHER USES SUCH AS CAFÉ, RESTAURANT, BAR OR OTHER COMMERCIAL OR EMPLOYMENT USES ...**
- **2 BED FLAT ABOVE ALSO AVAILABLE BY WAY OF SEPARATE NEGOTIATION**
- **QUOTING RENT UPON APPLICATION**
- **EXCELLENT OPPORTUNITY TO SECURE A PUB PREMISES**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Queen Ann Road, Barton Hill just off St Philips Causeway within approximately 1 mile of Bristol City Centre. Barton Hill benefits from residential properties, retail and industrial premises and is crossed by major roads, railway tracks and the feeder canal leading to Bristol Harbour.

DESCRIPTION

The subject property comprises a pub in Barton Hill, Bristol. The pub itself is arranged over ground floor and benefits from a cellar and an external seating area to the rear.

The premises can be used as a pub, cafe, restaurant, bar or any other commercial or employment use.

The ground floor of the pub is available without the upper floors, however, there is also a 2 bed flat above the property which can form part of the premises if required.

We have been advised by our client that they are aware of certain repair issues with the property which will form part of the negotiations with any ingoing tenant to ensure that the property is offered to let in a lettable condition.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor areas are as follows:-

Ground floor (pub)	1,296 sq ft	(120.38 sq m)
Cellar:	Not measured	

PREMISES LICENCE

Burston Cook have been advised by our client that the relevant premises licence will be in place prior to a new lease commencing.

TENURE

The property is offered to let by way of a full repairing and insuring lease for a term of years to be agreed. We would highlight that flexible lease terms are available.

RENT

On application.

USE

We have assumed that the property benefits from planning consent for its existing use as Sui Generis (Drinking Establishments) at ground and basement level and as C3 (Dwellinghouses) on the upper floors.

We would highlight that the property may be available for other appropriate employment or commercial uses subject to the relevant consents being obtained.

BUSINESS RATES

We would recommend that interested parties make their own enquiries direct with Bristol City Council in relation to business rates.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available upon request.

VAT

All rentals and prices quoted are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

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Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

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 any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

