

TO LET

31 East Street
Bedminster
Bristol
BS3 4HH

FULLY FITTED RESTAURANT
ADDITIONAL MEZZANINE SEATING
AND BASEMENT BAR
249.56 sq m (2,687 sq ft)



Redland House, 157 Redland Road, Bristol, BS6 6YE
10 Beaufort Square, Chepstow, Monmouthshire, NP16 5EP

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www.bladenproperty.co.uk

LOCATION

The property is located on East Street in Bedminster, Bristol, an area which has recently seen a large amount of redevelopment with many flats being built, including the City and Country redevelopment of Consort House, Regent House, Factory No1 and the Tobacco Store.

The building is a prominent, attractive former banking hall located on busy East Street and the nearby pedestrianised shopping centre. Also within walking distance is the General Hospital development of flats and Wapping Wharf.

DESCRIPTION

- Fully fitted restaurant/bar.
- Recently refurbished.
- Additional first floor mezzanine seating.
- Basement with additional private bar.
- Ground floor kitchen.
- A premium of £15,000 is payable for the lease.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	Sq m	Sq ft
Ground Floor		
Sales Area	142.69	1536
Kitchen	28.25	304
Store Room	6.49	70
First Floor		
Mezzanine	43.93	473
Lower Ground Floor		
Bar	28.20	304
WC's	-	-
Total Net Internal Area	249.56	2687

TENURE

The Property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£35,000.00 per annum (Thirty five thousand pounds).

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating's list as follows:-

Description: Removed from the rating list.

Rateable Value: -

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

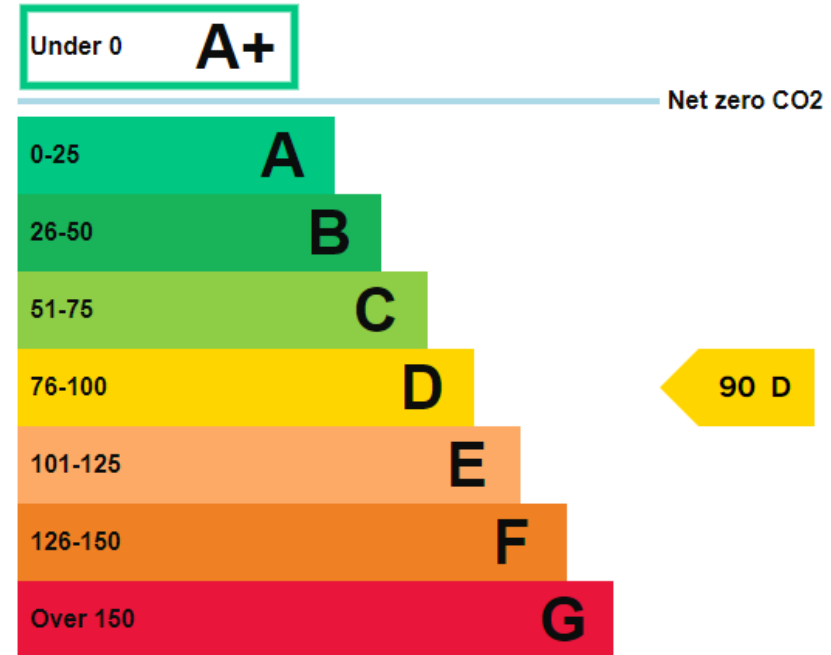
All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D.

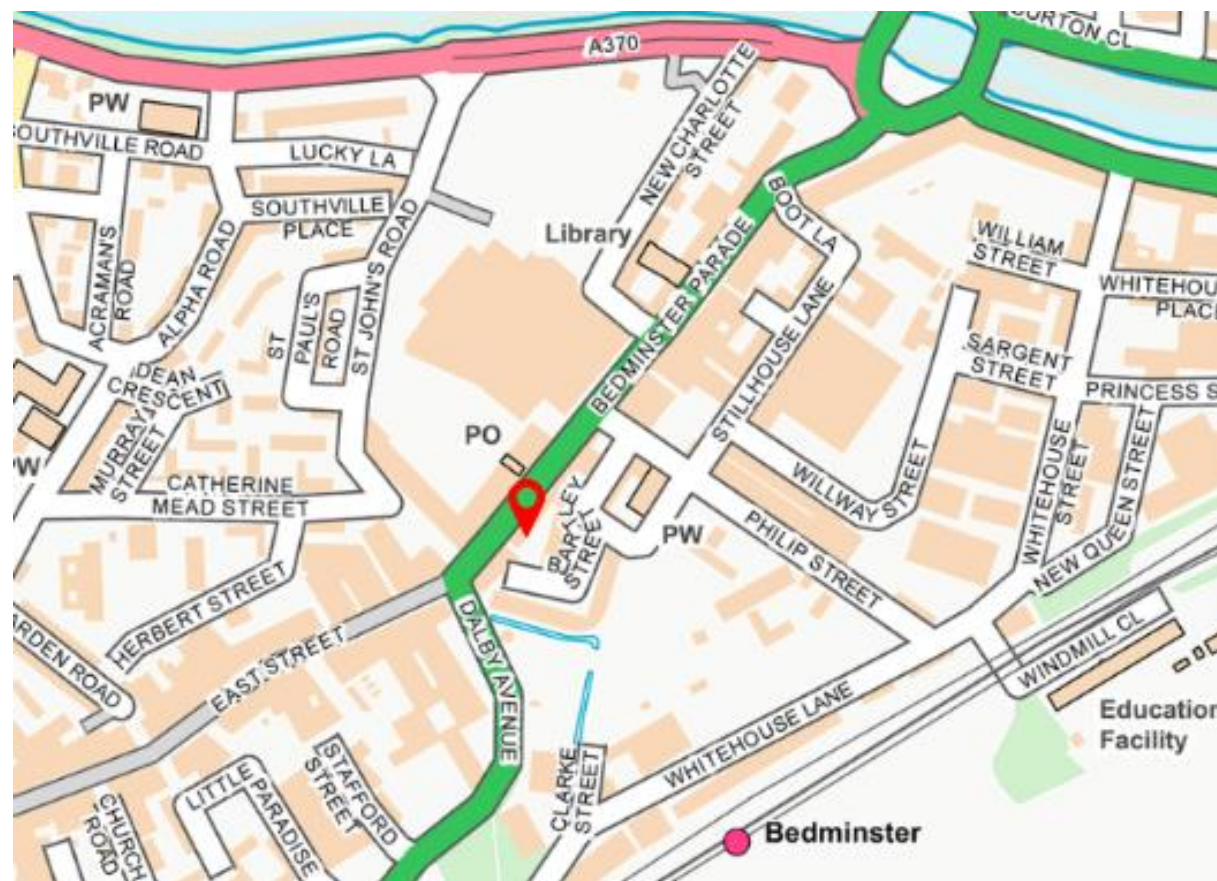
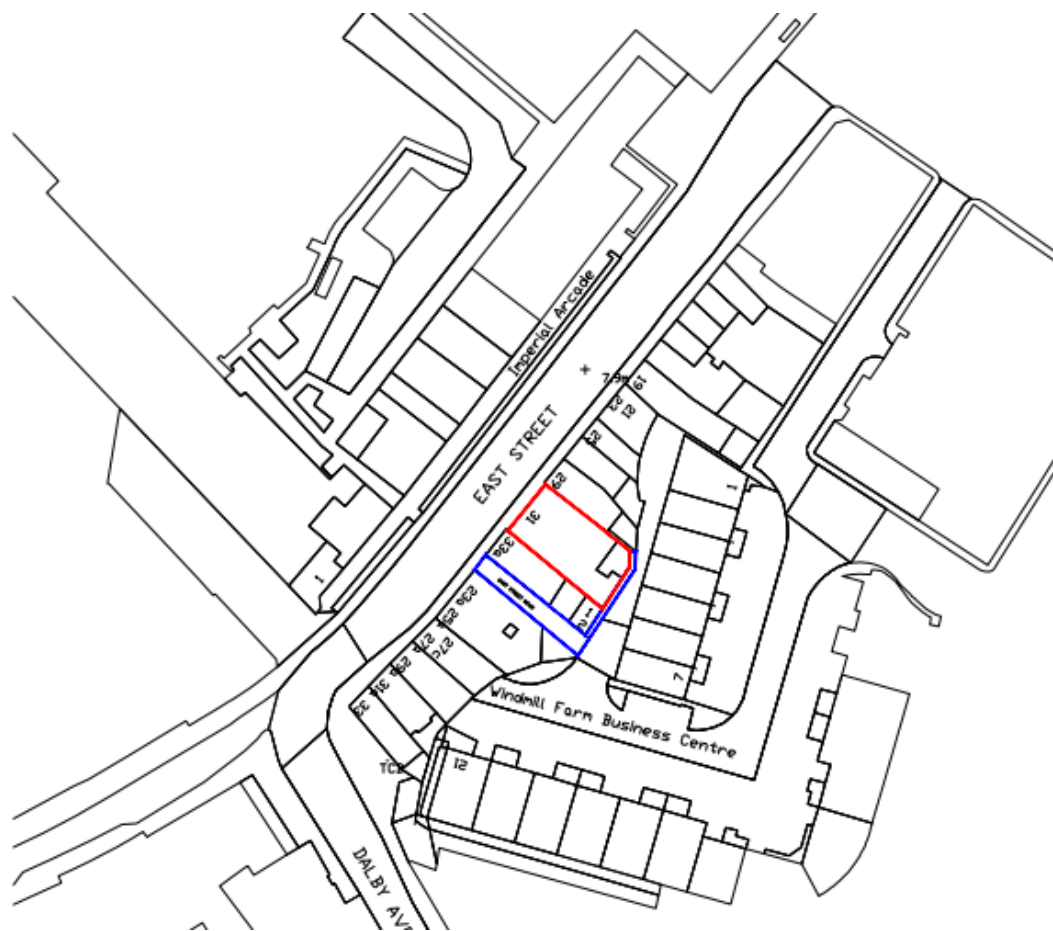


VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen (MRICS)
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SUBJECT TO CONTRACT
December 2023



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