



QUEENS ROAD

BRISTOL, BS8 1LW



£35,000 PER ANNUM

*****WELL PRESENTED & FULLY FITTED RESTAURANT*****

Rare opportunity to acquire a very well presented and fully fitted restaurant of approximately 1770sqft located in prime position within the heart of Clifton between Park Street and Clifton Village, a stones through from the triangle. The restaurant benefits from 3 dining areas, additional outdoor seating to the front, bar, customer toilets and a fully fitted kitchen. This is an ideal opportunity for any restaurateur requiring a restaurant in a highly desirable and affluent location. An assignment of the current lease is offered subject to an ingoing premium of £110,000 to include fixtures and fittings.

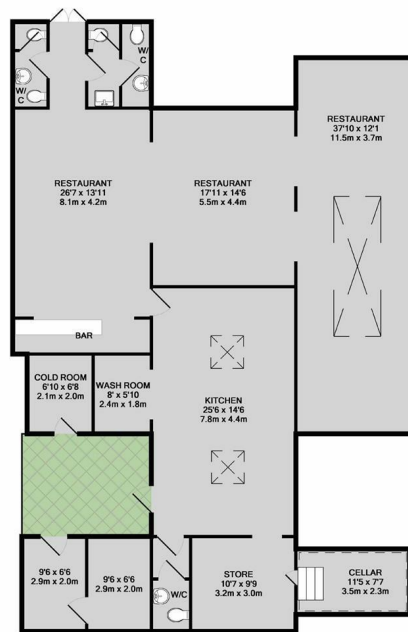
22 RICHMOND HILL, CLIFTON, BRISTOL, BS8 1BA

0117 973 4940

WWW.MAGGSANDALLEN.CO.UK



CLIFTON RESTAURANT, QUEENS ROAD, BRISTOL, BS8 1LW



DESCRIPTION

A well presented and fully fitted restaurant of approximately 1770sqft with additional outdoor seating to the front. Benefits include 3 separate dining areas, bar, customer toilets, a fully equipped kitchen and storage. An assignment of the current lease is available subject to a rent of £35,000pa and an incoming premium of £110,000.

LOCATION

The restaurant is situated in a prime position on Queens Road, Clifton within close proximity to the Triangle.

PREMIUM / LEASE DETAILS

An assignment of the current lease is available subject to an incoming premium of £110,000 to include a full inventory (a copy of which is available on request). An assignment of the current Full Repairing and Insuring lease is offered with approximately 10 years remaining.

LEGAL COSTS

Each party to incur their own respective legal costs. The landlords legal fees are to be split equally between the outgoing and prospective tenants.

FLOOR PLAN

The floor plan is provided for indicative purposes and should not be relied upon.

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

VIEWINGS

As a trading business viewings are strictly by appointment with Maggs & Allen.

BUSINESS RATES

The rateable value with effect from April 2017 as per the VOA website is £35,000. We understand the rates payable are currently approximately £16,800pa.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: D

TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required. The assignment of the lease is subject to landlords approval.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.



Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.