



7 ST. AUGUSTINES PARADE

BRISTOL, BS1 4XG



£25,000 PER ANNUM

FITTED RESTAURANT - BRISTOL CITY CENTRE

Opportunity to acquire a new lease on this fitted restaurant located on St Augustine's Parade within close proximity to Bristol Hippodrome. The property comprises a ground floor customer serving area, kitchen and toilet facilities of approximately 742 sq ft with basement of approximately 544 sq ft providing ample storage. Offered to let on an effectively new full repairing and insuring basis. Early enquiries are recommended.

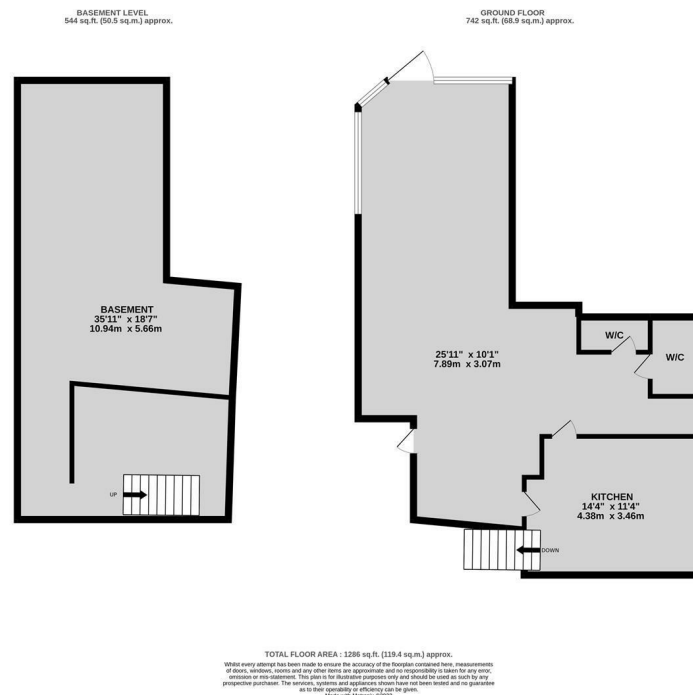
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DESCRIPTION

Corner unit of approximately 740 sq ft arranged as cafe/restaurant with fitted kitchen and customer toilets. In addition there is a basement which provides storage of approximately 544 sq ft.

LOCATION

Situated In a prime position on St Augustine's Parade within close proximity to Bristol Hippodrome, The Waterfront and We The Curious. Benefitting from high levels of footfall throughout the day and evening this is an excellent trading location.

FLOOR PLAN

LEASE DETAILS

Available to let on a new effectively full repairing and insuring basis. Each party to incur their own respective legal fees.

PREMIUM

Please note there is an ingoing premium of £40,000 to include fixtures and fittings.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: C (expires December 2022)

BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £15,250.

VIEWINGS

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

TENANT APPLICATION FEE

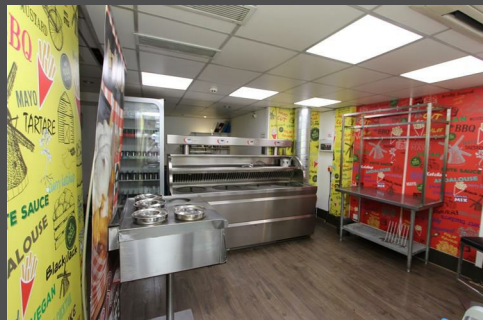
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

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.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



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.