

# RESTAURANT / CAFE TO LET

Marina Gardens, 49 Martingale Way,  
Portishead, Bristol, Somerset, BS20 7SG







## TO LET

# Turnkey cafe / restaurant opportunity

### LOCATION

The property is situated in a prominent position on the corner of Harbour Road and Martingale Road on the southern edge of Portishead Harbour. The property is well located for the motorway (Junction 19 M5) and has easy access to Bristol, approximately 10 miles to the south.

### SITUATION

The property is situated on the ground floor of Marina Gardens, a residential block with commercial uses on the ground floor. The unit has frontage to both Harbour Road and Martingale Road. Waitrose, Bottelino's & Majestic Wine are all within close proximity.

### DESCRIPTION

The property comprises a ground floor purpose built cafe / restaurant to let with potential for external seating, fully fitted with new commercial kitchen, hot counter, extraction and refrigeration. The unit is located close to the Marina, newly established housing as well as other similar leisure / F&B operators.

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### ACCOMMODATION

Restaurant Reception/Lounge	39 Sq M	420 Sq Ft
Dining Area	155 Sq M	1,668 Sq Ft
Back of House/Kitchen	26 Sq M	280 Sq Ft
<b>Total</b>	<b>220 Sq M</b>	<b>2,368 Sq Ft</b>

### TENURE

Ingoing premium: POA  
Rent: £40,000





## EPC

An EPC has been commissioned and will be available shortly.

## SERVICE CHARGE

A service charge is levied for the common services provided. Further details are available upon request.

## REPAIRS

The property is available on an effective full repairing basis by way of a service charge.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.



## FURTHER INFORMATION

For further information please contact the sole agents, CSquared,

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