



CSquared

TO LET

Unit 8c, Clifton Down Shopping Centre,
Whiteladies Rd, Clifton, Bristol BS8 2NN





TO LET

Fully fitted café – turnkey opportunity

LOCATION

The property is located on Whiteladies Road, Clifton, approximately 1.5 miles north of Bristol City Centre via the A4018. Motorway access is either via Junction 17 of the M5 some 5 miles to the north or Bristol City Centre and Junction 3 of the M32. Clifton Down Rail station provides local rail services, connecting with Temple Meads, and is within 50m. The property is situated in a prominent location with frontage to Whiteladies Road and forms part of Clifton Down Shopping Centre. The area is popular with both students and residents. Nearby occupiers include a wide array of national and local independent retailers.

DESCRIPTION

The unit is arranged over ground and basement floors and has been extensively fitted out as a modern café / deli. Internally the ground floor is arranged as with an open kitchen, deli counter and servery with full height glazed frontage. There are approximately 20 covers internally with a seating for a further 30 externally. The unit has been stripped back and fitted with display lighting and comfort cooling units. A disabled WC has been added at ground floor. The basement provides food preparation areas, office, staff WC and access to the centre's loading bay where there is an allocated parking space.

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THE OPPORTUNITY

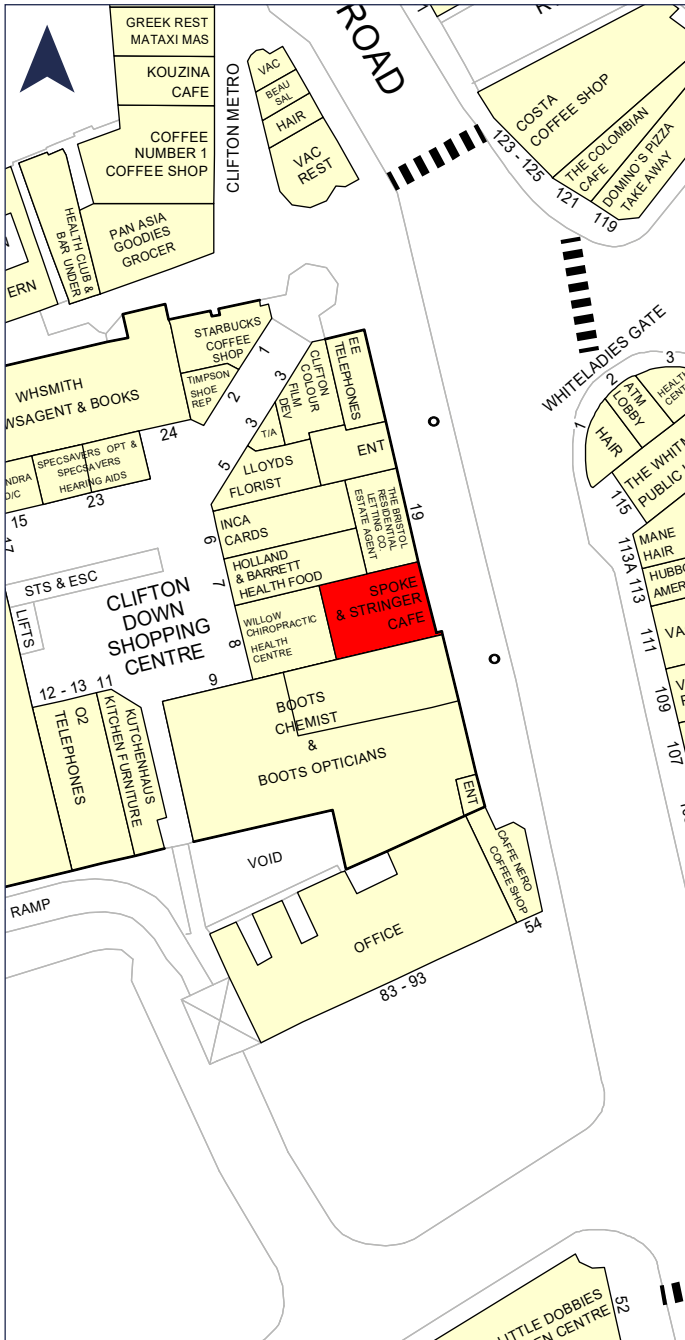
This is an exciting opportunity to acquire a fully fitted turnkey café operation that has traded successfully under the Restore and Spoke and Stringer brands. An inventory of equipment, fixtures and fittings is available to interested parties upon request.

ACCOMMODATION

	Sq M	Sq Ft
Ground floor sales / kitchen	84.82	913
Basement Ancillary	52.76	568
Total	137.58	1,481

The above net internal floor areas are measured in accordance with the RICS Property Measurement Statement (2nd Ed).





THE LEASE

The property is held on the residue of an effective full repairing lease (via service charge) for a term of 12 years from 30 November 2017, expiring 29 November 2029, at a current rent of £25,000 per annum excl. of VAT. The lease is granted within the security of tenure provisions of the landlord and tenant act 1954 (Part II). The next rent review is 30 November 2027 to open market rent.

RENT & PREMIUM

Passing Rent - £25,000 per annum

Business Premium - Price On Application

VAT

All figures stated exclude VAT, which is applicable at the prevailing rate.

SERVICE CHARGE

A service charge is levied for the benefit of the common estate services. Details upon request.

FURTHER INFORMATION

For further information, please contact the sole agent, CSquared.

Nathan Clark

T: nathan.clark@cs-re.co.uk

E: 07983 460230



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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