



MAGGS & ALLEN

5-6 NORTH PARADE

YATE, BRISTOL, BS37 4AN

**£33,000 Per Annum
Premium - £85,000**

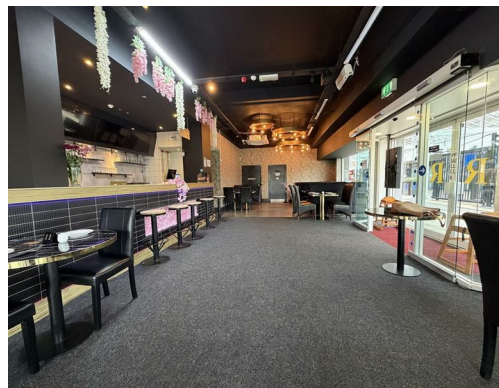
- Very well presented restaurant
- Approximately 2,000 sq ft
- Ample parking nearby
- Prominent position



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

The property comprises a well presented ground floor restaurant extending to approximately 2,000 sq ft. The accommodation is arranged to provide an open plan dining area with bar, a commercial kitchen, storage space, and toilet facilities.

Finished to a high standard throughout, the premises offer an attractive and functional layout suitable for a variety of hospitality uses, subject to consent.

LOCATION

The premises is prominently situated on North Parade in the heart of Yate, a well established and popular retail and leisure destination. The property benefits from a highly visible position within a busy commercial area, surrounded by a mix of national and independent occupiers, generating strong levels of footfall throughout the day and evening.

The location is well served by public transport and road links, with ample nearby parking facilities, making it easily accessible for both customers and staff.

PREMIUM

A premium of £85,000 is sought to include fixtures and fittings.

LEASE DETAILS

The premises is available to let by way of a lease assignment with approximately 9 years remaining. The lease is effectively full repairing and insuring, subject to a service charge. The incoming and outgoing tenants shall each be responsible for their own legal fees, with the landlord's legal fees to be shared equally between them on a 50/50 basis.

We understand the lease benefits from security of tenure.

BUSINESS RATES

The rateable value with effect from 2026 is £27,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: B

FLOOR PLAN

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

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

VIEWINGS

By appointment with Maggs & Allen.

TENANT APPLICATION FEE

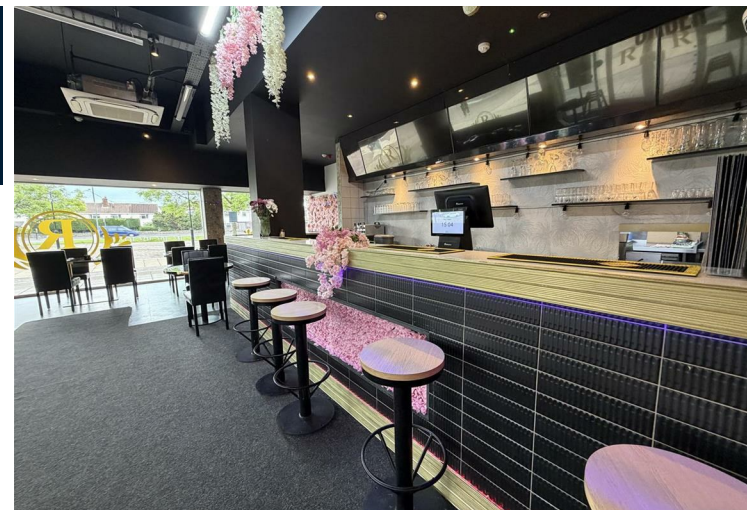
The incoming tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

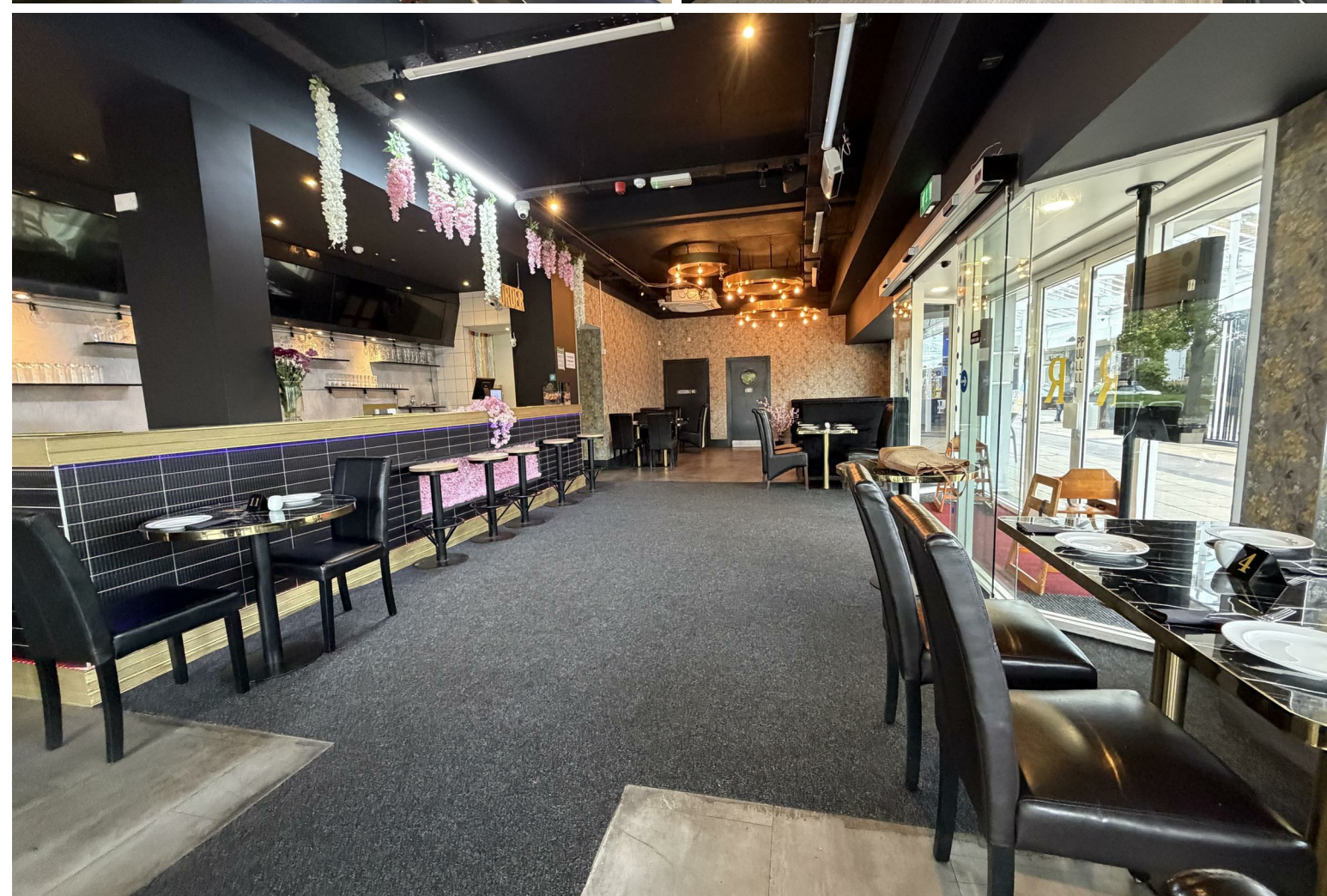
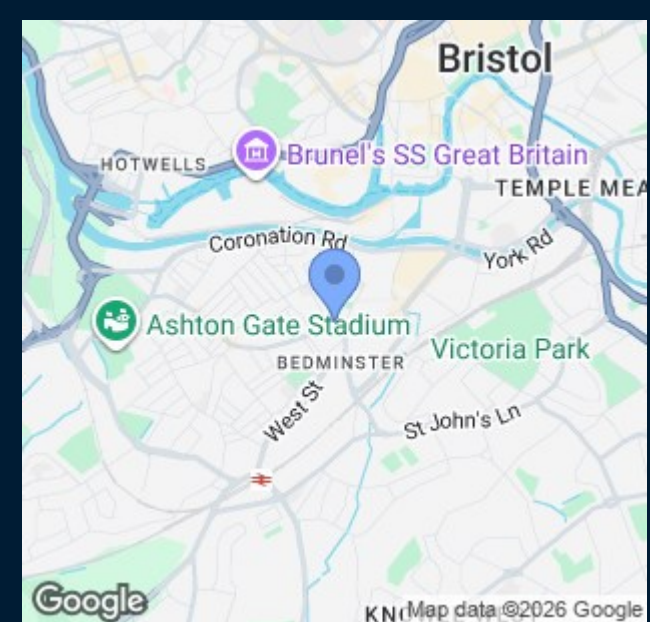
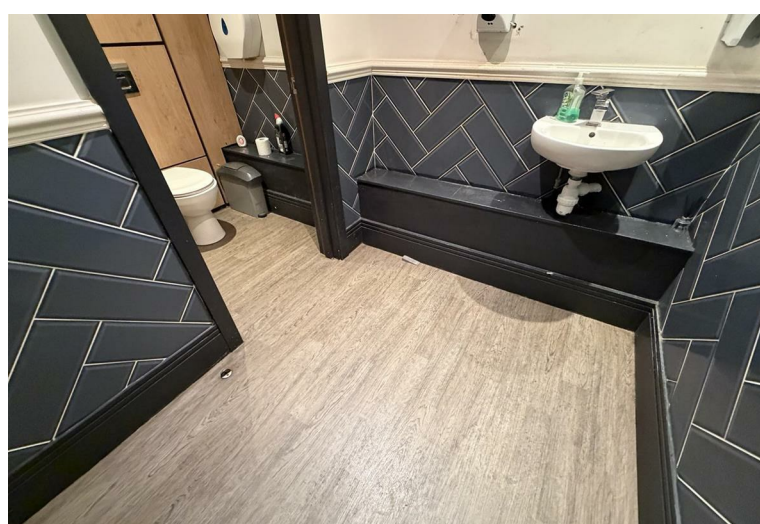
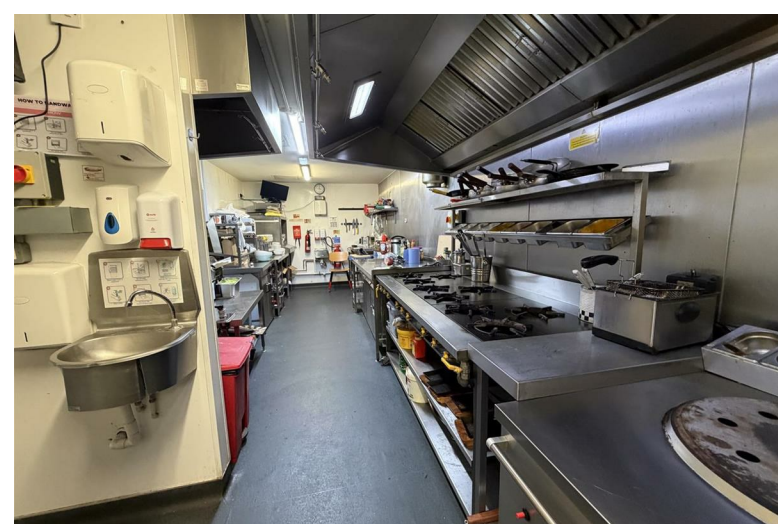
CONTROL OF ASBESTOS REGULATIONS

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.



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