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Property Consultants

maggs
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commercial



The Hatter, 9 Clare Street, Bristol, BS1 1XH £16,500 Per Annum

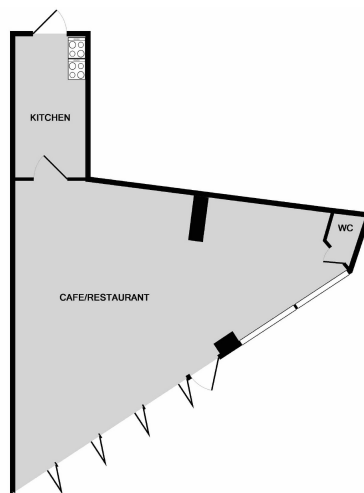
CITY CENTRE CAFÉ/RESTAURANT WITH BAR

Great opportunity to lease this well-established property of approximately 600sqft currently trading as 'The Hatter'.

This café/restaurant is ideally located within close proximity to the City Centre and benefits from A3 planning consent with an alcohol license and use of the front cobbled area for further seating. There is an ingoing premium sought of £55,000 to include fixtures and fittings.



The Hatter, 9 Clare Street, Bristol, BS1 1XH



TOTAL APPROX. FLOOR AREA 600 SQ. FT.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

Very well-presented trading café/restaurant of approximately 600sqft benefiting from a busy City Centre position. The property comprises an open plan seating area currently providing 30 covers with scope to offer as many as 55 plus staff. There is also a rear serving counter and kitchen as well as customer toilet.

LOCATION

Situated at the foot of Clare Street, a busy pedestrianised section within yards of the City Centre this open plan café/restaurant is ideally located for a profitable day-time and evening trade.

PLANNING

We are informed by our client that the property benefits from A3 café/restaurant planning consent.

OUTSIDE

There is authorised use of the front cobbled area for further customer seating of approximately 30 further covers.

LEASE DETAILS

The property is offered on the basis of an assignment of the current tenants lease with 4 ½ years remaining and a passing rent of £16,500 per annum. We are informed the landlord may consider offering a new 10 year lease, although terms may differ.

OPENING TIMES

The current business owner operates the following opening times with scope to extend:

Thurs-Sat: 9am - Mid-night

Sun: 9am - 5pm

PREMIUM

There is an ingoing premium sought to include the fixtures and fittings of £55,000. Inventory provided upon request.

SERVICE CHARGE/INSURANCE

We are informed there is an annual service charge payable of £176 per quarter with an annual buildings insurance due of £276 for the current period.

LICENCE

The premises benefits from an alcohol licence permitting the sale of alcohol until mid-night (23.30 last orders).

NOTES

There is an additional storage cupboard to the rear available if required by separate negotiation.

ENERGY PERFORMANCE CERTIFICATE

Rating: G

VAT

We are informed VAT is applicable on the rent.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £200 plus VAT (£240 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks.

VIEWING

Strictly by appointment with Maggs & Allen.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton

Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze

Bristol, BS9 4HW

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of this property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

These particulars including all measurements, plans, dimensions and photographs are provided for guidance purposes only and any intending purchaser or lessee should make their own enquiries.

