

www.maggsandallen.co.uk

0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
allen

commercial



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

### £16,500 Per Annum

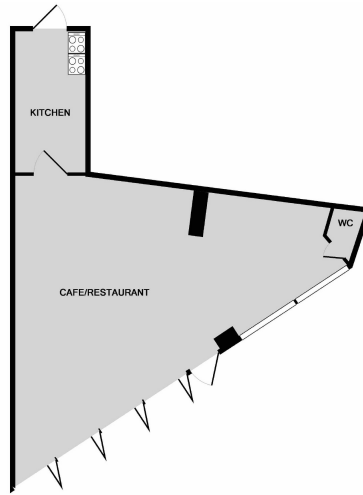
\*\*\*CITY CENTRE CAFÉ/RESTAURANT WITH BAR\*\*\*

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 an alcohol license and use of the front cobble area for further seating. There is an ingoing premium sought of £44,950 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.  
Made with Metropix 62017

## 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 has been used for A3 purposes for over 10 years.

## OUTSIDE

There is authorised use of the front cobbled area for further customer seating of approximately 30 further covers with the potential to install a more permanent structure for al fresco dining.

## LEASE DETAILS

The property is offered on the basis of a new 10 year lease drafted outside of the landlord and tenant act, there will be a deposit payable (likely to be 6 months rent).

## BUSINESS RATES

The rateable value as per the VOA website is £13,500. The current tenant informs us he is paying £258 per month. Interested parties are advised to contact the local authority to confirm rates payable and eligibility for small business rate discounts.

## 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 ongoing premium sought to include the fixtures and fittings of £44,950. 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

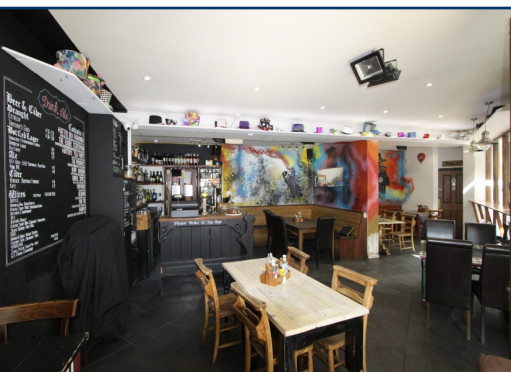
## VAT

We are informed VAT is applicable on the rent.

## TENANT APPLICATION FEE

The incoming 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



## Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton  
Bristol, BS8 1BA

## Estate Agents & lettings

60 Northumbria Drive, Henleaze  
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavors 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 Regulation 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 angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

