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22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs  
allen

commercial



## Restaurant Lease, Cotham Hill, Bristol, BS6 6LA

### £20,000 Per Annum

A recently refurbished and fully fitted boutique restaurant providing 36-42 covers with an additional basement providing a fully equipped kitchen, office and store, in total measuring approximately 1,170sqft.

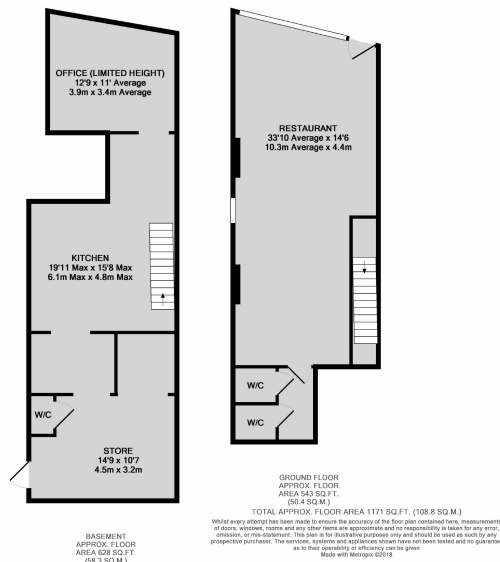
The property is situated in a prime position on Cotham Hill, just off Whiteladies Road.

An assignment of the current lease is offered subject to an ingoing premium of £75,000.





# Restaurant Lease, Cotham Hill, Bristol, BS6 6LA



## DESCRIPTION

A beautifully presented and fully fitted restaurant currently arranged to provide approx. 36-42 covers benefitting from marble bar, air conditioning, two customer toilets, a fully equipped kitchen, cold store and rear access. An assignment of the current lease is available subject to a rent of £20,000pa and an incoming premium of £75,000.

## LOCATION

The restaurant is situated in a prime position on Cotham Hill.

## PREMIUM

An assignment of the current lease is available subject to an incoming premium of £75,000 to include a full inventory (a copy of which is available on request).

## LEASE DETAILS

We understand that the property is let on a 15 year Full Repairing and Insuring basis from July 2009. The lease is subject to 3-yearly rent reviews and 5-yearly tenant break options. We understand that the review of July 2018 has recently been agreed at £20,000pa.

## LEGAL COSTS

Each party to incur their own respective legal costs. The landlord's legal fees are to be split equally between the outgoing and prospective tenants.

## ACCOMMODATION

The ground floor provides a modern and well presented restaurant of approximately 543sqft including two customer toilets. The basement provides a fully-fitted kitchen, office, store, cold store and rear pedestrian access.

## FLOOR PLAN

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

## VIEWINGS

As a trading business viewings are strictly by appointment with Maggs & Allen.

## BUSINESS RATES

The rateable value with effect from April 2017 is £12,000.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating: D

## TENANT APPLICATION FEE

The incoming tenant will be charged an application fee of £250 plus VAT (£300 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. The assignment of the lease is subject to landlord's approval.

## 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.



## 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.

