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Property Consultants

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commercial



## 1 William Street, Totterdown, Bristol, BS3 4TU

£25,000 Per Annum

A beautifully restored prominent corner restaurant arranged over two storeys with a spacious kitchen to the rear and large basement storage.

The restaurant was formerly known as 'Glasnost' and for the past ten years it has been part of the 'Thali' restaurant chain.

Situated just off the busy Wells Road, Totterdown, providing easy access to the Bristol Temple Meads train station and well situated for the future Temple Quarter development.





# 1 William Street, Totterdown, Bristol, BS3 4TU

## DESCRIPTION

A fantastic opportunity to be located within the thriving BS3 community of Totterdown. The restaurant is within one of Totterdown's most historic building's which has been recently restored to its former glory. Located less than ½ a mile away from the eagerly awaited Temple Quarter development.

We understand that the restaurant offers approximately 60 covers. However, this could be increased/decreased subject to layout and size of tables.

## ACCOMMODATION

The property offers a ground floor restaurant of approximately 575sqft with additional bar area and managers office. To the rear is a large kitchen of just under 500sqft. The first floor above the restaurant provides additional customer seating of approximately 500sqft with separate staff access.

## FLOOR PLAN / MEASUREMENTS

The floor plan is provided for indicative purposes only and should not be relied upon. Given the nature and layout of the building, the measurements quoted should also be considered indicative only.

## BUSINESS RATES

The ratable value with effect from April 2017 is £16,000.

## VIEWINGS

As an actively trading business, viewings are strictly by appointment only with Maggs & Allen

## LEASE DETAILS

Offered for lease on a new Full Repairing and Insuring basis subject to an ingoing premium of £25,000.

Each party to incur their own legal fees.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C (April 2009)

## VAT

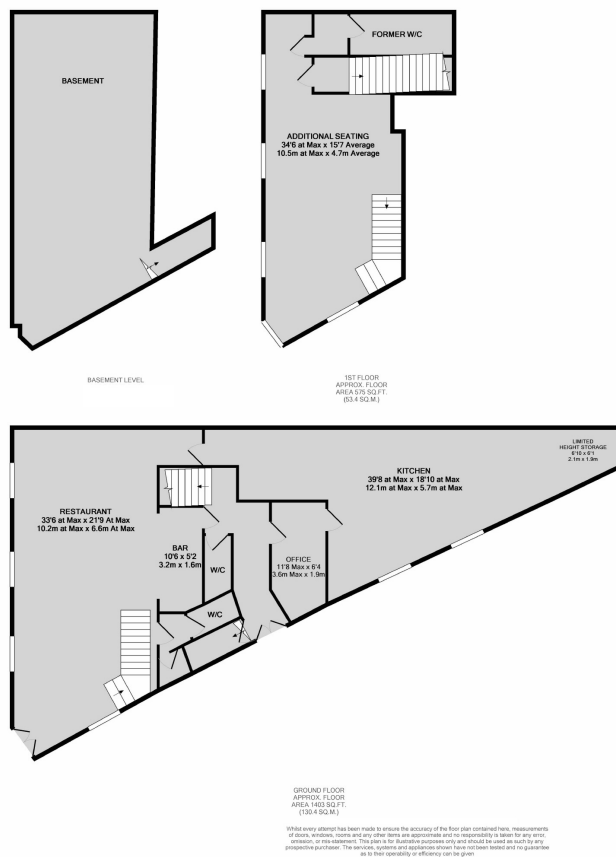
We are informed that VAT is not applicable to the rent.

## TENANT APPLICATION FEE

The ingoing 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.

## CONTROL OF ASBESTOS

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 although a copy of the Asbestos Management Report is available on request.



## 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.

