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0117 973 4940

22 Richmond Hill, Clifton, Bristol BS8 1BA

Property Consultants

maggs
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commercial



379b Gloucester Road, Horfield, Bristol, BS7 8TN

£18,000 Per Annum

*****FULLY FITTED & WELL PRESENTED RESTAURANT*****

Opportunity to acquire a long lease on well presented restaurant of approximately 1,000sqft located on Gloucester Road benefitting from high levels of footfall and passing traffic throughout the day and evening. Available by way of an assignment of a 20 year lease from August 2017. The unit is offered fully fitted subject to an ingoing premium sought of £45,000.



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DESCRIPTION

A well presented and fully fitted restaurant of approximately 1,000sqft comprising a customer dining area with adjoining bar, offering approximately 50 covers, well proportioned kitchen and customer toilet facilities. In addition there is an outside area to the front previously used to provide further covers. Benefits include air conditioning and gas central heating.

LOCATION

Situated within a mixed parade of shops on Gloucester Road, Horfield and located approximately 2 miles from the Bristol City Centre. Nearby by notable occupiers include Tinto Lounge, The Royal Oak, Co-op Supermarket and Dominos.

LEASE DETAILS

Available to let on the basis of an assignment of the tenant's existing 20 year lease from August 2017 subject to tenant only break options every 5 years. We understand the lease was granted within the landlord and tenant act 1954 and therefore providing the tenant with security of tenure.

Each party to incur their own respective legal costs with the landlords legal fees split 50/50 between the outgoing and ingoing tenants.

PREMIUM

Please note there is an ingoing premium of £45,000 to purchase the existing fixtures and fittings. A copy of the inventory is available on request.

FLOOR PLAN

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

BUSINESS RATES

The rateable value effective from April 2017 as per VOA website is £14,750.

We would anticipate rate relief would therefore be applicable to those eligible for small business relief. However interested parties are advised to make their own enquiries with the local authority to confirm.

ENERGY PERFORMANCE CERTIFICATE

EPC rating: B (August 2019).

VIEWING

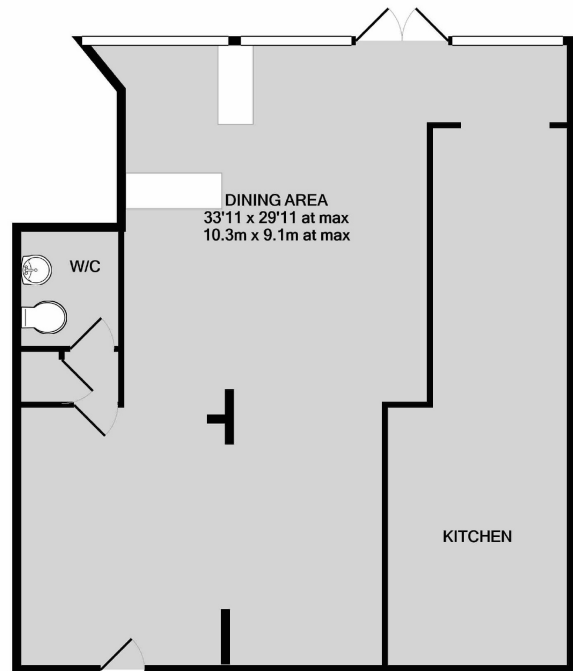
As an actively trading business viewings are strictly by appointment only with Maggs & Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

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. Accounts will be requested where available and a deposit and/or personal guarantee may be required.



TOTAL APPROX. FLOOR AREA 963 SQ.FT. (89.5 SQ.M.)

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 mis-statement. 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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Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

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

