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Property Consultants

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+ allen

commercial

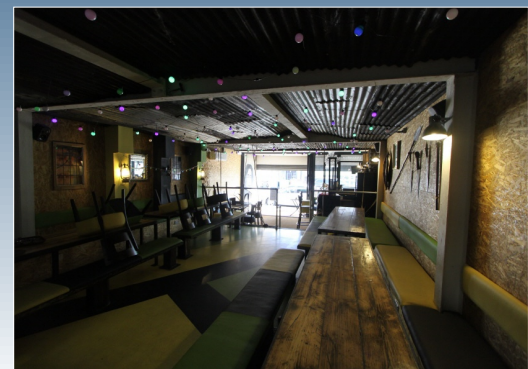


**312 Gloucester Road, Bishopston, Bristol, BS7 8TJ**

**£20,000 Per Annum**

**\*\*\*FULLY FITTED RESTAURANT IN GREAT LOCATION\*\*\***

Opportunity to acquire a lease on a restaurant of approximately 800 sqft situated in a busy position on Gloucester Road. Comprising a main dining area with adjoining bar with covered outdoor seating to the front and a kitchen, toilet facilities and rear garden. Available on an effectively new Full Repairing and Insuring basis. Early enquiries are recommended.





# 312 Gloucester Road, Bishopston, Bristol, BS7 8TJ

## DESCRIPTION

Ground floor restaurant of approximately 800 sqft arranged as main dining/customer serving area with adjoining bar, rear kitchen, toilet facilities and garden. Benefits include an electric roller shutter, bifold doors, air conditioning and a fully fitted kitchen.

## LOCATION

Situated in a great position on Gloucester Road, Bishopston home to many independent shops, restaurants and bars as well as near by notable occupiers such as Tinto Lounge, Boston Tea Party and Co-op Supermarket.

## LEASE DETAILS

The shop is available to let on a new effectively Full Repairing and Insuring basis. Each party to incur their own respective legal fees.

## FLOOR PLAN

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

## BUSINESS RATES

The rateable value effective from April 2017 as per the VOA website is £6,900.

We would expect those eligible for small business relief to benefit for 100% exemption at this time. However we advise all interested parties confirm this with the local authority.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating: E (expires April 2028).

## VIEWING

By appointment with Maggs & Allen.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## TENANT APPLICATION FEE

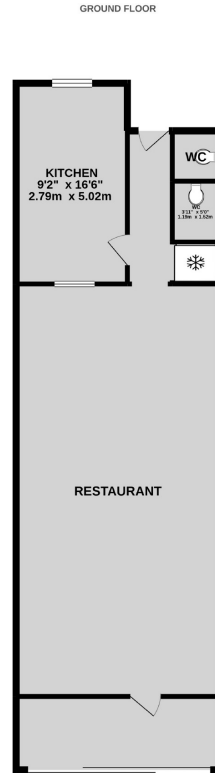
The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required as part of the Money Laundering Regulations, we will require all prospective tenants to provide the necessary identification documents.

## CONTROL OF ASBESTOS REGULATIONS

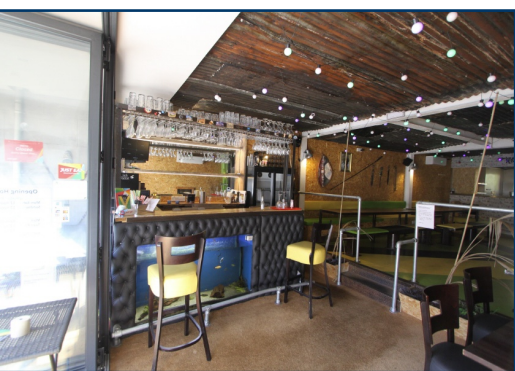
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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