

FITTED RESTAURANT

RETAIL



LEASE FOR SALE

54, STOKES CROFT, BRISTOL, BS1 3QU

FITTED RESTAURANT - 66 COVERS

LOCATION

The subject premises occupy a prominent corner location, fronting the A38 Stokes Croft, a busy arterial route with a high footfall leading north from Bristol City Centre to Filton and the M4 / M5 interchange and City Road. There is a large eclectic mix of local traders, specialist boutiques, as well as a handful of national traders.

DESCRIPTION

The restaurant is fitted to a high standard and is complemented by a spacious, sunlit outdoor eating area which seats 20 and can be covered by a retractable 6m x 3.5m electric awning. The outdoor seating is overlooked by one of Bristol's iconic murals by artist Stinkfish.

Inside, the seating areas are split across ground floor and basement, accommodating for 36 covers. The kitchen boasts a high specification with full extraction system with a 3.5m extraction canopy, hand wash sink and basin lined with steel cladding and has a modern nonslip safety floor. The prep kitchen is situated in the basement and provides plenty of space for food storage, fridges, and preparation area.

The property is offered fully furnished with kitchen equipment, tables, chairs and front of house built in banquet seating. A full inventory can be provided on request.

CONTACT

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IMPORTANT INFORMATION

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54, STOKES CROFT BRISTOL

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Internal useable space:	101.26 m ²	1,090 ft ²
External useable space:	27.03 m ²	291 ft ²

OFFERS

Premium offers for the benefit of the lease, fitted kitchen, extraction together with all fixtures and fittings.

LEASE

Held on an existing effective full repairing and insuring lease to expire 31 December 2031 to include a tenant only break option 31 December 2025.

Permitted for what was A3, A4 & A5 Country Town & Planning (Use Class) Order 1987.

RENT

£16,200 per annum exclusive with next review date 1 January 2026.

RATES

The Valuation Office website the premises are assessed as follows:

Rateable value: £10,000

It is our understanding that this is below the threshold for paying any rates. However, interested parties are advised to satisfy themselves by referring to:

<https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

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0117 363 5702 / 0117 922 1222 or

Stuart Williams:
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0117 922 1222

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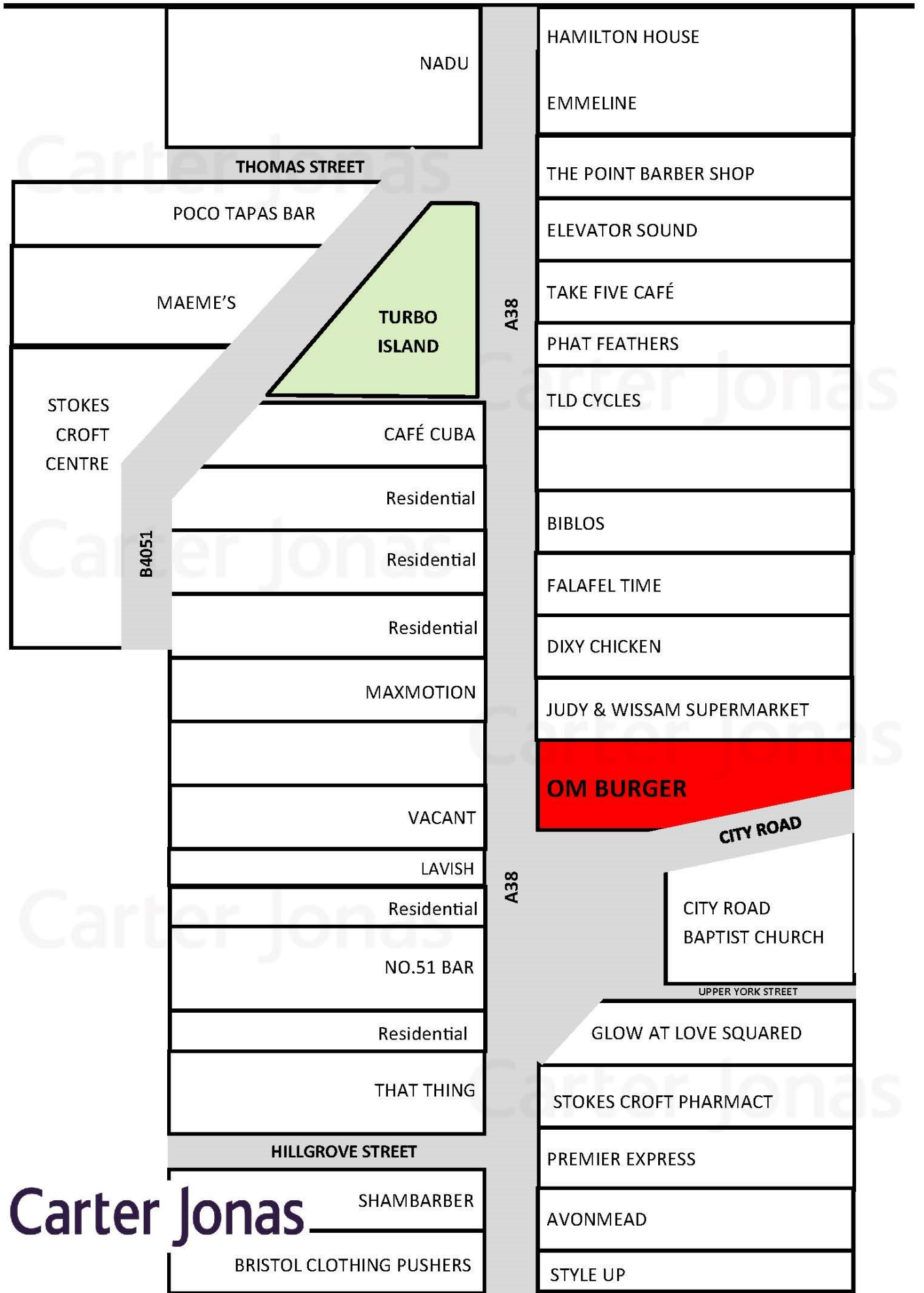
SUBJECT TO CONTRACT - AUGUST 2023

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