



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RESTAURANT TO LET GOOD CONDITION

74 PARK STREET, CLIFTON, BRISTOL BS1 5JX

Location

Park Street connects Bristol's affluent suburb of Clifton and Bristol University with the city centre. It has a reputation for a strong mix of independent and multiple retailers and a vibrant evening economy.

The property is very prominently situated in a corner location, at the upper end of Park Street, adjacent to Toro Restaurant and opposite **TM Lewin** and **The Florist** cocktail bar and restaurant. Other retailers in the vicinity include **Reiss**, **Boston Tea Party**, **Pinkmans** and **Jigsaw**.

Accommodation

The building is Grade II listed, in good condition and offers ground floor customer areas and kitchen. The basement ancillary accommodation includes customer wc's. It offers the following approximate areas:

Ground Floor Sales*	139.4 sq m	(1,500 sq ft)
Basement Ancillary	13.5 sq m	(145 sq ft)

*The ground floor includes a level change.

The upper floors are not included and are under separate ownership.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Rent

Rental offers are sought in the region of £59,000 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

Rateable Value	£48,000
Rate in £	48.0p
Rates Payable (2018/19)	£23,040

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Planning

The property has planning consent for A3 (restaurant) uses. Alternative uses may be considered but interested parties are advised to make their own enquires of the local planning authority.

EPC Rating

The property has a D rating (83).

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

Viewing:

Strictly by appointment:-

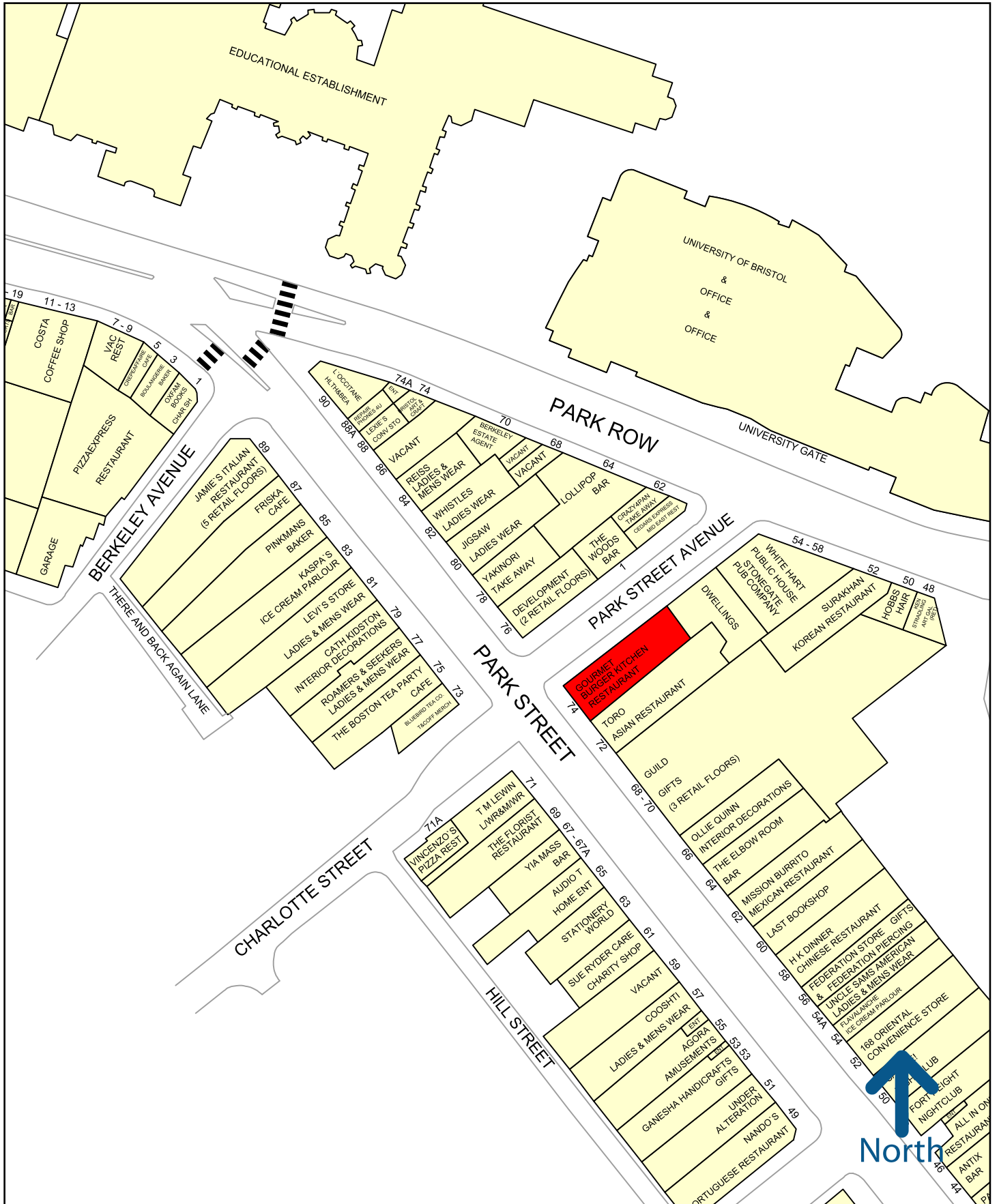
Russell Power – Rowley Hughes Thompson

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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 25/01/2019
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