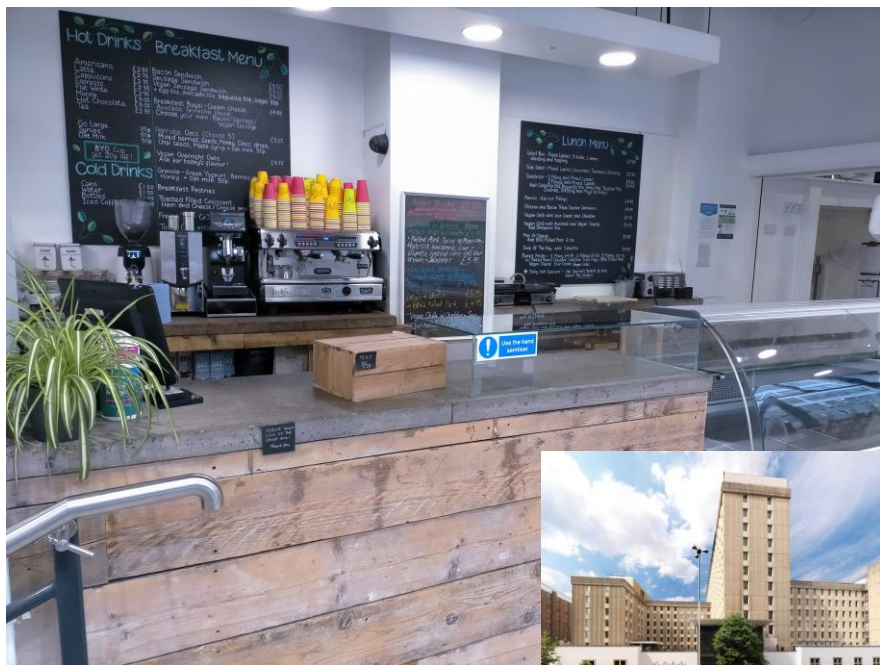




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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***... EXCELLENT OPPORTUNITY TO ACQUIRE A THRIVING CAFÉ
BUSINESS WITHIN BRISTOL CITY CENTRE ...***

CAMPBELLS KITCHEN, WHITEFRIARS, LEWINS MEAD, BRISTOL, BS1 2NT



- **POPULAR AND WELL-ESTABLISHED CAFÉ BUSINESS**
- **EXCELLENT LOCATION WITHIN BRISTOL CITY CENTRE**
- **FULLY FITTED CAFÉ AND READY TO TRADE FROM DAY 1!**
- **EXISTING CUSTOMER BASE TO INCLUDE OFFICE WORKERS WITHIN WHITEFRIARS (138,000 SQ FT OFFICE BUILDING)**
- **RENT ONLY £22,500 PAX**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The café unit is located at ground floor level within Whitefriars in Bristol city centre. Whitefriars is a conveniently located office building of 138,000 sq ft in close proximity to Bristol Bus and Coach Station and a short walk from Broadmead shopping centre and numerous residential and office blocks within the city centre. Whitefriars also provides direct access to the M32 and in turn to the M4/M5 interchange which is located approximately 9 miles to the north.

PROPERTY

The property comprises a ground floor café unit situated within Whitefriars building. The unit benefits from a fully fitted kitchen and a servery area. The café also benefits from the use of a seating area with 30 covers.

The café is fitted to a high standard and is ready to trade.

ACCOMMODATION

We understand the property has the following accommodation as per the VOA:-

Ground floor restaurant:	74 sq ft	(6.85 sq m)
Ground floor kitchen:	178 sq ft	(16.55 sq m)
Total:	252 sq ft	(23.4 sq m)

BUSINESS OPPORTUNITY

An excellent opportunity to acquire an existing café business in a popular location with a well-established and loyal customer base. Trading accounts and further operational details of the business can be made available upon request.

INVENTORY

A full inventory of the fixtures and fittings and equipment for the unit is attached to the back of these marketing details.

LEASE

The property is available to let by way of an assignment of the existing occupational lease.

The existing occupational lease is drawn for a term until 20th March 2028. The current rent is £22,500 pax until 20th September 2024 where the rent increases to £25,000 pax. There is a tenant only option to break the lease as at 21st September 2024 subject to 6 months prior written notice.

RENTAL

The property is offered at the current passing rent of £22,500 pax until 20th September 2024 and then £25,000 pax until 20th March 2028.

BUSINESS RATES

The property has a rateable value of £2,375.

The property will benefit from Small Business Rates Relief and the Rates Payable for the current tax year will be nil subject to eligibility. Interested parties are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE CERTIFICATE

D(96).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0920-7975-0398-7260-0004>

LEGAL COSTS

Each party to bear their own legal costs.

VAT

The property is VAT elected and VAT is payable upon all prices.

VIEWING AND FURTHER INFORMATION

Viewings are to be strictly by appointment through the sole agents: -

Burston Cook

FAO: Holly Boulton BSc (Hons), Tom Coyte MRICS

Email: holly@burstoncook.co.uk tom@burstoncook.co.uk

Tel: 0117 934 9977

SUBJECT TO CONTRACT

September 2021



- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.