



INVESTMENT FOR SALE

74 PARK STREET

CLIFTON

BRISTOL. BS1 5JX

TRADING RESTAURANT PREMISES

Location

Park Street is the main road and pedestrian route from Clifton to Bristol City Centre. It runs from Bristol University and Queens Road, through College Green and to the city's waterfront.

It is a vibrant daytime and evening destination, popular among students, young working professionals and families, offering a vibrant mix of national and independent retailers, bars and restaurants.

Description

The property occupies a prominent corner location and is situated towards the upper end of Park Street. It is adjacent to a long-established Asian restaurant, run by the same party occupying the subject property. Nearby occupiers include **Boston Tea Party**, **L'occitane**, **Nando's**, **Ace & Tate**, and **Fred Perry**.

Accommodation

The property comprises a ground floor restaurant with basement storage and customer wc's, and provides the following approximate areas:

Restaurant	121 sq m	1,300 sq ft
Basement Ancillary	13.5 sq m	145 sq ft

Tenure

The property is held long leasehold, for a term of 250 years, from 14th August 2000.

Date prepared: June 2023. Subject to Contract

Occupational Lease

Following recent renewal, the property is sublet to an established tenant for a term of ten years, from 29th March 2023. The lease includes a tenant only option to break in 2028.

The tenant pays an annual rent of **£60,000** exclusive.

Price

Offers are invited in the region of £749,000.

Business Rates

Rateable Value: £43,000

Parties are advised to make their own enquiries with the relevant charging authority.

Planning

The property has existing consent for uses within Class E.

Energy Performance

C-70. Copy available upon request.

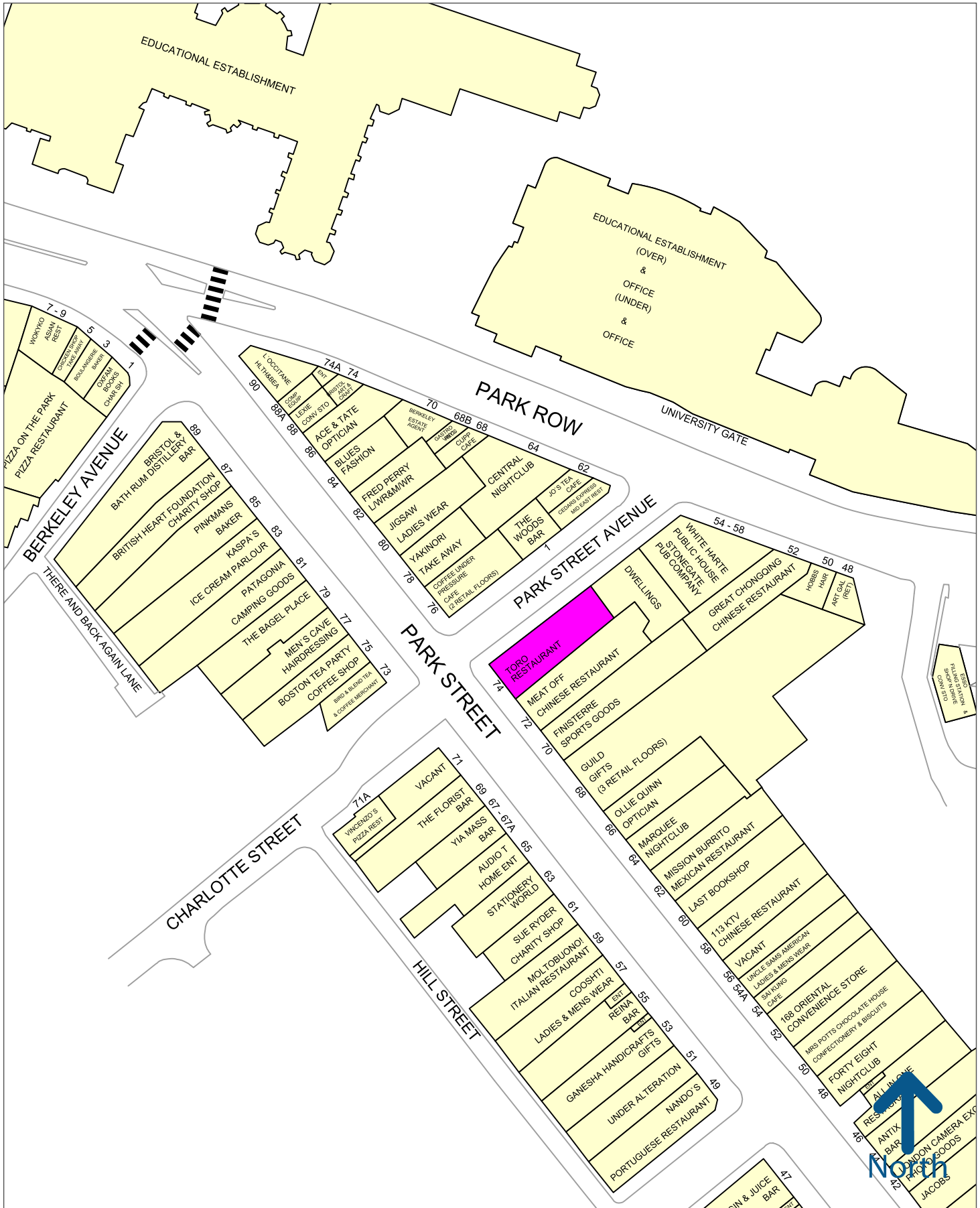
Costs

Each party shall be responsible for their own costs.

Viewing Strictly by appointment

Russ Power– M&P Property Consultants LLP
Mobile: 07810 824 374

Email: russ@mp-pc.co.uk



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 02/06/2023
Created By: M and P Properties Consultants LLP

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011