

On the Instruction of Stanley Leisure Plc
Lease for Sale Due to Relocation
BRISTOL - 7/12 Triangle South, Clifton



LOCATION

Situation within the affluent suburb of Clifton the premises are located on the vibrant Triangle South within a mixture of retail occupiers, pubs and restaurants. Nearby occupiers include Zizzi Restaurants and Le Monde, JD Wetherspoon, Sainsburys Supermarket and Borders Bookshop.

DESCRIPTION

Currently trading as a casino the premises offer flexible accommodation over three levels with ground floor entrance, first floor gaming area and second floor staff/ancillary. The premises would be suitable for a private members club, bar or restaurant and provide the following approximate areas and dimensions (GIA).

ACCOMMODATION

Ground Floor Reception	24 sq m	258 sq ft
First Floor Gaming Area	443 sq m	4,757 sq ft
Second Floor Staff/Ancillary	124 sq m	1,234 sq ft

TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 25 years from 14 November 2003 subject to 5 yearly rent reviews.

RENT

£69,500 per annum, exclusive of rates, VAT and service charge.

SERVICE CHARGE - Currently £12,850 per annum

TERMS

On application.

USES

The permitted use is casino or any use within Class A1, A2, A3, B1 and D2 of the Town & Country Planning Act (Use Classes) Order 1987.

RATEABLE VALUE

From information provided by the Valuation Office website we are advised that the premises are assessed under the Uniform Business Rates as follows:-

Rateable Value: £60,000
UBR 2008/2009: 46.2p
Rates Payable 2008/2009: £27,720

Interested parties are advised to verify the actual rates payable with Bristol City Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint agents. Contact either:-

Jason Herbert Direct Line 0117 946 4523
 e-mail: Jason.herbert@htc.uk.com

Chris Thomas Direct Line 0117 945 4560
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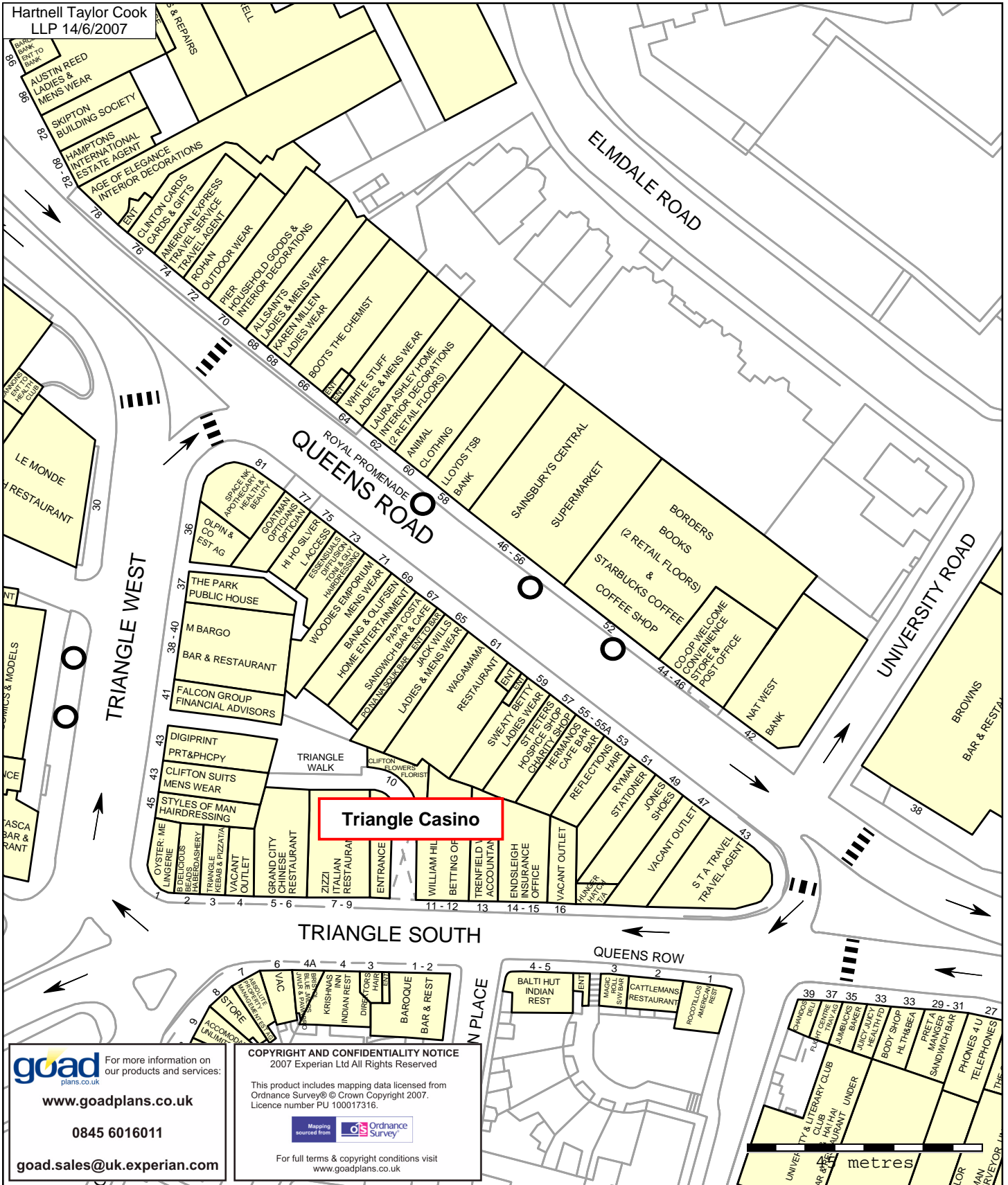
or our joint agents

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SUBJECT TO CONTRACT

April 2008



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