

Lot 4, 113 Whiteladies Road, Clifton, Bristol,

BS8 2PB

For sale by Auction on 31/Mar/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Restaurant Investment

- Prominent Restaurant in affluent Bristol Suburb, close to Bristol University
- Diagonally opposite Clifton Down Shopping Centre
- Close to Clifton Down Railway Station
- Nearby occupiers include Coop, Subway, Coral, Boots, Costa and Dominos
- VAT-free investment

Lot

4

Auction

31/Mar/2022

Rent

£39,000 per Annum Exclusive
(1)

Sector

Restaurant

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

13 miles west of Bath, 50 miles east of Cardiff

Roads

A38, A4032, M32, M4

Rail

Bristol Temple Meads (1hr 40 mins to London Paddington)

Air

Bristol International Airport

Situation

Clifton is an affluent suburb of Bristol, located less than a mile west of the city centre. Clifton is a popular residential and commercial area, being home to a number of Bristol University buildings (student body of over 20,000). Whiteladies Road (A4108) is a busy thoroughfare leading to the city centre via Park Row. Bristol Grammar School and Bristol Lido are all within walking distance. The property is located on Whiteladies Road close to its junction with Cotham Hill and diagonally opposite Clifton Down Shopping Centre and near to the railway station. Nearby occupiers include Coop, Subway, Coral, Boots, Costa and Dominos together with a number of specialist retailers.

Tenure

Freehold.

Description

The property comprises a ground floor restaurant with first and second floor ancillary accommodation.

VAT

VAT is not applicable to this lot.

Completion Period

6 week completion

EPC

Band C . See legal pack

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Restaurant Ancillary Ancillary	110.47 sq m 52.40 sq m 49.30 sq m	(1,189 sq ft) (564 sq ft) (530 sq ft)	HUB BOX LIMITED (2) t/a HUBBOX	25 years from 29/09/1998	£39,000 (1)	28/09/2023
		212.17 sq m (3)	(2,283 sq ft) (3)			£39,000 per annum plus an additional £3,545 per annum until 24/06/2023 (1)	

(1) In a Deed of Variation dated 24/09/2020, the tenant is to pay £886.36 every rental quarter (£3,545 pa) until 24/06/2023, for rent cessation, during Covid lockdowns.

(2) Hub box trades from 11 restaurants in the southwest (Source : www.hubbox.co.uk/restaurants/)

For the year ended 31/12/2020 Hub Box Limited reported a turnover of £7,229,961, pre tax loss of £573,880 and shareholders funds of £319,364 (Source : Companies House 25/02/2022)

(3) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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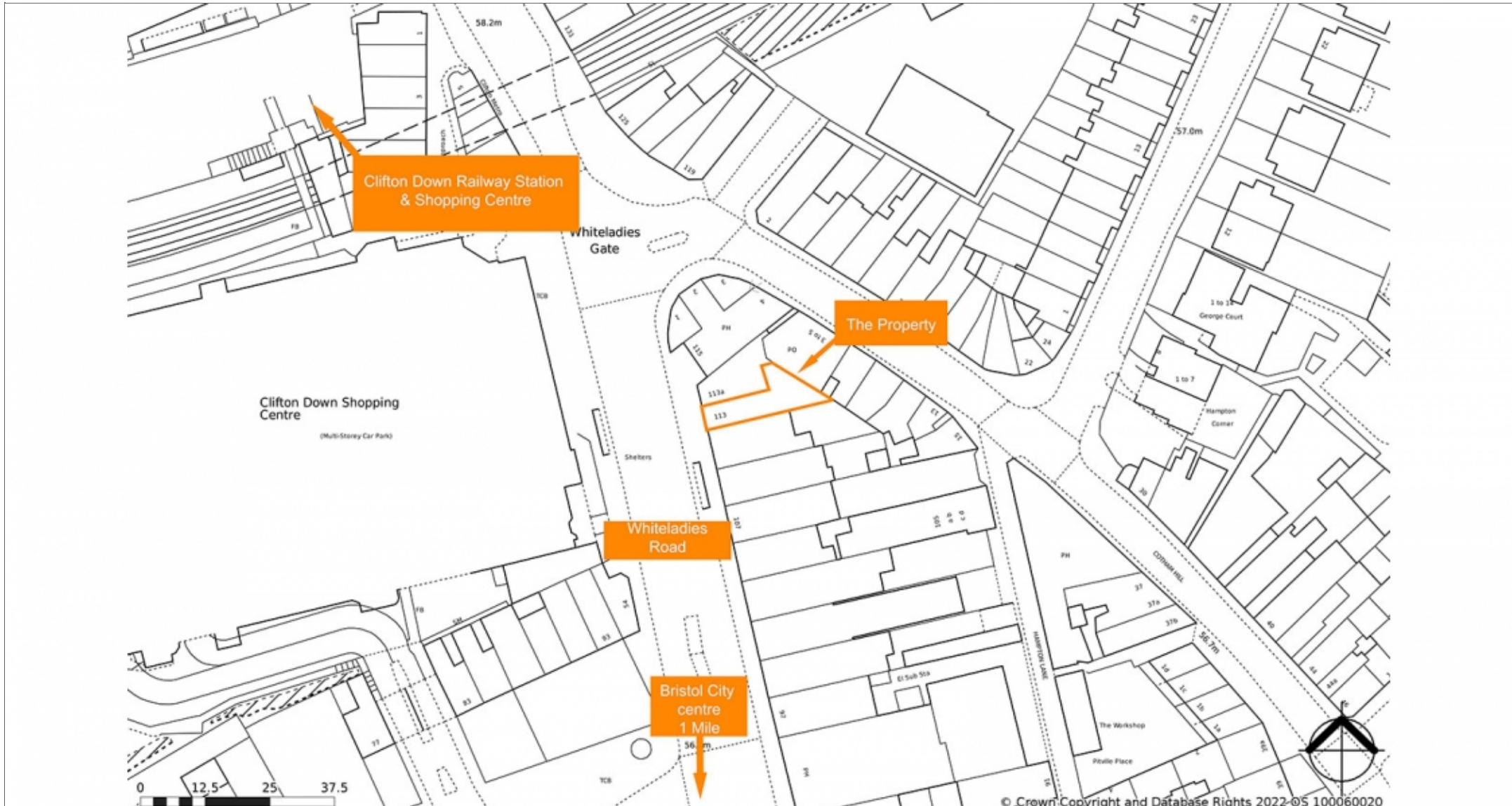
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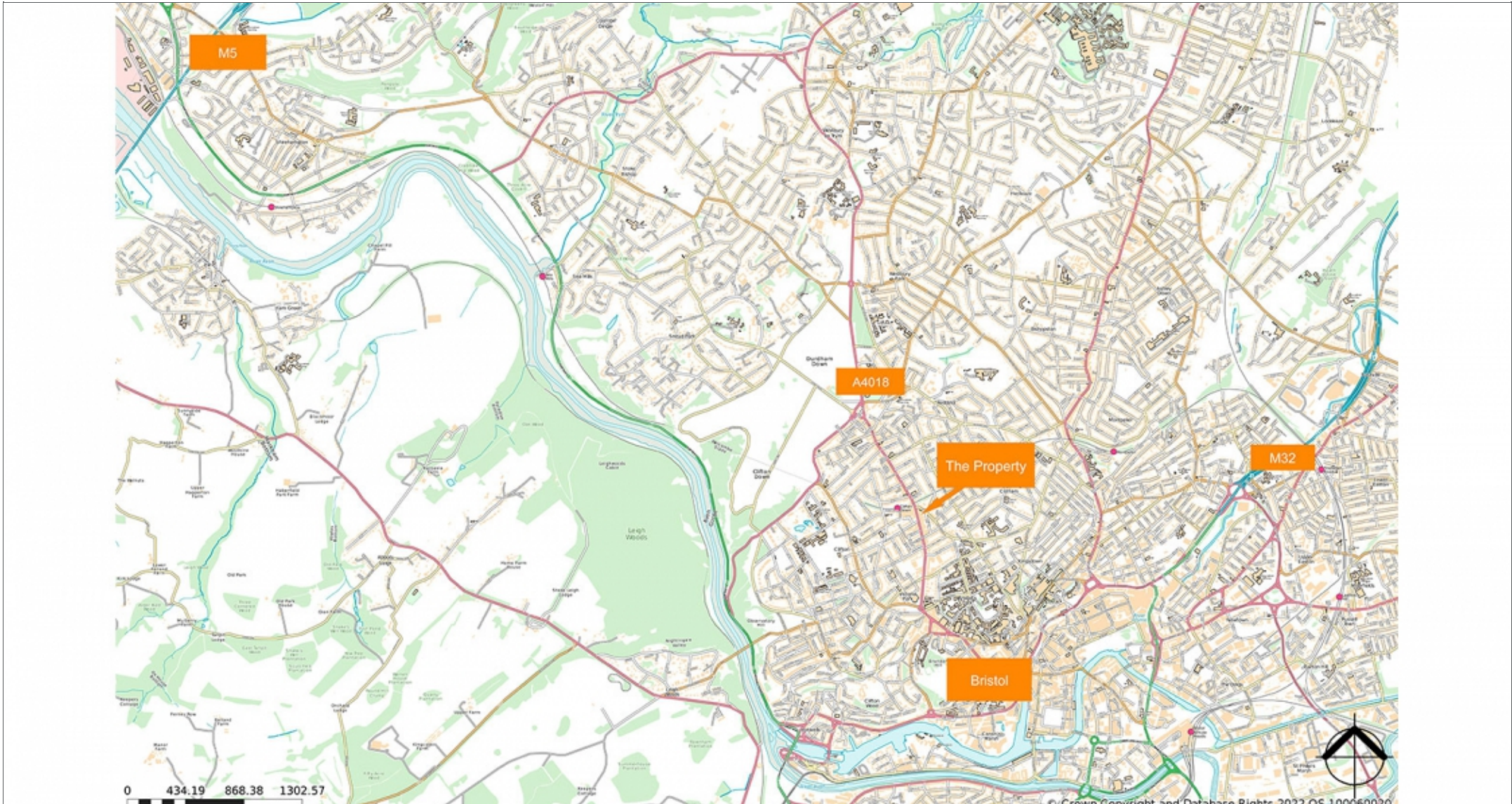
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September 2020