

CLIFTON VILLAGE INVESTMENT

10 Kings Road, Clifton Village, Bristol, BS8 4AB

Hartnell
TaylorCook



- Rare Opportunity to acquire a late night bar Investment in Clifton Village
- Single let to TDB (Clifton) Limited trading as 'The Dirty Bird' on a new unbroken 15 year effective FRI lease at £25,000 pax
- Held on long-leasehold for a term of 999 years, less 10 days from 26 November 1998 at a peppercorn
- Situated opposite the proposed redevelopment of 2-16 Clifton Down Road, attracting a higher footfall to the area
- Offers invited for the long-leasehold interest in excess of **£415,000**, representing a net initial yield of **5.78%**, after normal purchasers costs and exclusive of VAT

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SUBJECT TO CONTRACT

www.htc.uk.com

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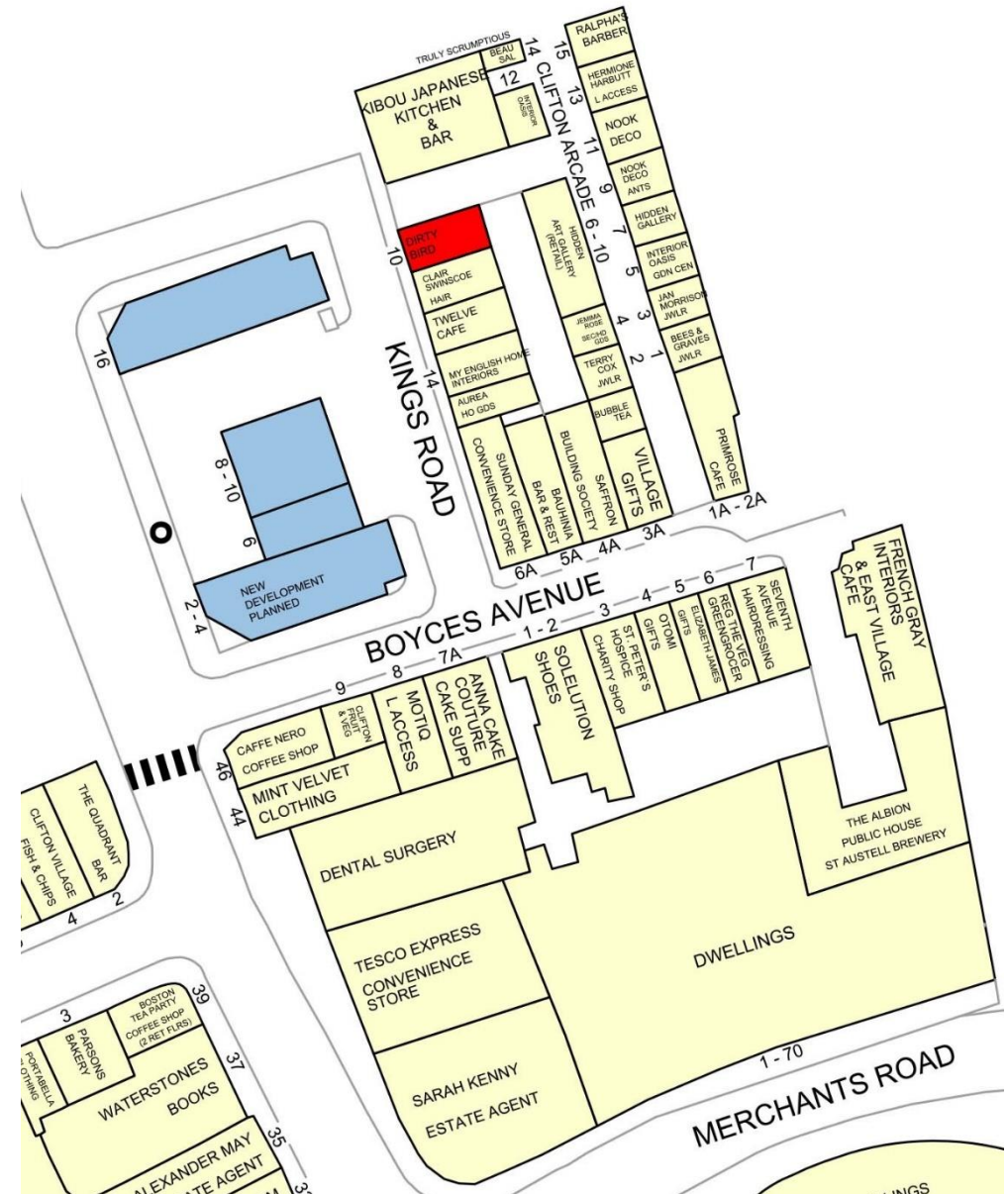
Location

The property is located in Clifton Village, an attractive, affluent suburb of Bristol situated approximately 1.5 miles the north west of the city centre. The area contains a number of Grade II listed buildings of Victorian and Georgian architecture.

Clifton is home to the historic Clifton Suspension Bridge, one of Bristol's most recognisable structures, 'The Downs', a popular protected parkland and the Clifton Arcade.

The primary retailing area in Clifton is 'The Village', well known for its mix of cafes, restaurants and small boutique shops which benefit directly from a high number of tourists, students and local residents.

Occupiers nearby include **Café Nero**, **Waterstones**, **Tesco Express** and **Mint Velvet** as well as a number of independent restaurants, bars and retailers.



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Situation

The property is located on Kings Road, accessed via Clifton Down Road. The street acts as a through road between Clifton Down Road and Boyce's Avenue, a popular pedestrianised retail area providing access to the historic Clifton Arcade, which contains a number of local retail and office traders, and Victoria Square behind.

The property occupies a terraced location, with occupiers comprising a mix of retail and Class E uses, including a hairdressers, Twelve Coffee House and Aurea furniture store.

Proposed Redevelopment of 2 – 16 Clifton Down Road

The property is situated directly opposite 2-16 Clifton Down Road, a redevelopment scheme with planning consent for offices with supporting retail, café and restaurant uses. The scheme will include improvements to the streetscape of Boyce's Avenue, Kings Road and Clifton Down Road, enhance the public realm and improve hard and soft landscaping adding to the attractiveness of Boyce's Avenue and Kings Road.



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Description

The property forms the lower parts of a terraced building, arranged on basement, lower ground, ground and first floors.

The residential upper floors have been sold off on a long-leasehold basis.

The property is accessed via the ground floor directly off Kings Road and comprises a seating area for the bar. The first floor includes the bar/kitchen area and the lower ground floor contains a further seating area, as well as access to the rear courtyard. The basement contains a small office/storage room as well as customer male and female WC's.

Planning

The property is Grade II listed and situated in the Clifton & Hotwells Conservation Area.

Accommodation

Basement	16.65 m2	179 sq ft
Lower Ground Floor	19.22 m2	207 sq ft
Ground Floor	18.62 m2	200 sq ft
1 st Floor	16.56 m2	178 sq ft
Total (GIA)	71.05 m2	765 sq ft



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Tenancy

The property is to be let to TDB (Clifton) Limited (company no. 11343975) for a term of 15 years from completion, at a rent of £25,000 pax on a new effective FRI lease.

'The Dirty Bird' is a stylish, popular late night cocktail and gin bar. There is a late night alcohol licence running until 1 am on Fridays and Saturdays and a midnight licence from Sunday to Thursday.

<https://www.thedirtybird.co.uk/>

Creditsafe provides TDB (Clifton) Limited with a rating of 50 C (moderate risk).



Tenure

The property is held by way of 999 year lease, less 10 days from 26 November 1998, at a peppercorn rent.



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Offers

We are seeking offers in excess of **£415,000**, representing a net initial yield of **5.78%**, after normal purchasers costs and exclusive of VAT.

VAT

The property is registered for VAT and the sale will be treated as a transfer of a going concern (TOGC).

EPC

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Viewings & Further Information

For further information or to arrange an inspection of the site, please contact either:

James Frost

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