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Tudor Raj (formerly The Grapes)

49 Rounceval Street, Chipping Sodbury,
South Gloucestershire BS37 6AS

To Let

- **Free of Tie**
- Popular Town, Close to Yate.
- Bar/Restaurant (up to 92 covers)
- 8 Bedrooms
- Prominent Site with Enclosed Courtyard

SOLE LETTING RIGHTS
REF: W-93233

VIEWING

Strictly by appointment only through Fleurets West & South Wales Office on 0117 923 8090. Please note the premises are closed.

LOCATION

Chipping Sodbury is positioned on the A432 which links the A46 to Bristol. It is an attractive market town in South Gloucestershire and benefits from being adjacent to the rapidly expanding town of Yate.

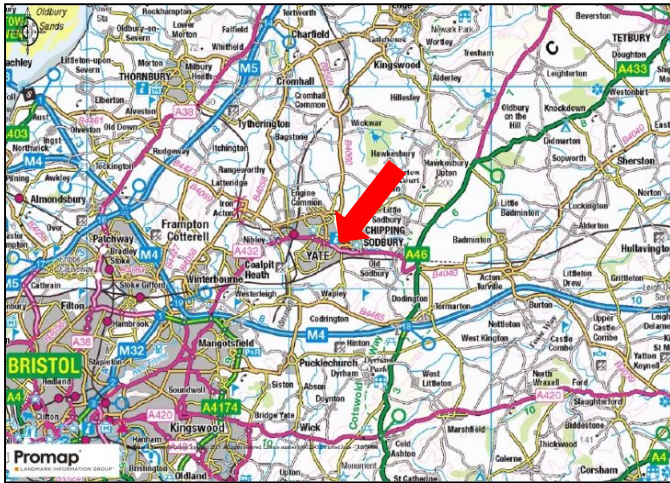
The Grapes is positioned at the start of the main street which passes through Chipping Sodbury and benefits from good levels of passing trade.

DESCRIPTION

A characterful mid terrace building which has previously been run as an Indian restaurant and offers the potential for a range of licensed bar/restaurant operators.

In addition to the bar/restaurant space which provides circa 92 covers there are 8 rooms at first floor offering potential letting income.

LOCATION MAP



Ordnance Survey © Crown Copyright (2017). All rights reserved.

Licence number

TRADE

No trade is warranted or sold. Licensed trade experience and appropriate qualifications will be required.

ACCOMMODATION

Ground Floor

The main entrance provides access to:

Left hand BAR - bar servery, circa 22 covers. Right hand RESTAURANT provides circa 70 covers with servery.

TRADE KITCHEN

CUSTOMER TOILETS

Ladies - 2 WCs and wash hand basin.

Gent's - WC and wash hand basin.

STORE ROOM

First Floor

Eight rooms, two bathrooms.

External

COURTYARD adjacent to trading areas.

Rear STORES

CAR PARK - private use (4 spaces).

TENURE

A new free of the tie lease will be offered. Terms to be negotiated. Guide rent £40,000 per annum. Landlord contribution may be available.

LICENCE

A premises licence prevails, the main licensable activities being:

Sale of alcohol:

Monday to Saturday 10:00 – 24:00

Sunday 12:00 – 23:30

Recorded Music:

Monday to Saturday 10:00 – 00:30

Sunday 10:00 – 24:00

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by South Gloucestershire Council. The VOA website shows the property has a 2017 Rateable Value of £38,000.

The domestic accommodation is within Band C for council tax purposes.

SERVICES

We are informed that the premises benefit from all mains services.

PLANNING & DEVELOPMENT

Please note this property is Grade II Listed and lies within the Chipping Sodbury Conservation Area.

REQUIRED CAPITAL

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital.

A deposit will be required equivalent to three months rent including an amount equivalent to VAT.

APPLICATION PROCEDURE

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, cash flow forecast and evidence of funding prior to interview. To obtain an application form please contact Fleurets West & South Wales office on 0117 923 8090 or email bristol@fleurets.com

ADDITIONAL INFORMATION

- i) The lessee will be responsible for a contribution of £1,200 towards the Landlord's reasonable legal costs.
- ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective lessees should consult their accountant for professional advice in this respect.

EPC

An Energy Performance Certificate is not required as this property is a Listed building.

Reflections House, 26 Oakfield Road, Clifton, Bristol BS8 2AT
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fleurets.com - Our Reference: W-93233

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FURTHER INFORMATION

For further information please contact: Chris Irving at our Bristol office on 0117 923 8090 or email bristol@fleurets.com

DISCLAIMER

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