



9 The Mall

Clifton, Bristol, BS8 4DP

Confidentially Available Fitted Restaurant

827 sq ft
(76.83 sq m)

- Fully fitted restaurant adjacent to The Ivy
- Central Clifton Village location
- Available by way of assignment of existing lease
- As well as The Ivy, nearby occupiers include: Zizzi, Giggling Squid, Cote and a wealth of independent operators

Summary

Available Size	827 sq ft
Passing Rent	£21,750 per annum
Rates Payable	£7,235.50 per annum
Rateable Value	£14,500
EPC Rating	C

Location

The subject premises are prominently positioned in a terrace of mixed retail and restaurant occupiers on The Mall in the affluent Bristol suburb of Clifton Village. Clifton Village is a vibrant and bustling location, popular with locals and tourists with an array of independent and national cafes, restaurants and shops.

There is an impressive line up of occupiers in close proximity to the subject premises including Giggling Squid, Mint Velvet, Waterstones, Crew Clothing, Caffe Nero, Coffee #1 and The Ivy Brasserie is just next door.

Also within a short walking distance are the landmarks of Royal York Crescent, The Observatory, Avon Gorge and Clifton Suspension Bridge.

Description

The unit has been trading as a popular restaurant for many years and is offered with most of the existing equipment, including kitchen and extract to remain in situ.

Internally, the ground floor has a main, open plan trading space, with kitchen, toilets and storage at the same level. There is additional trading in the basement bar.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	563	52.30	Available
Basement	264	24.53	Available
Total	827	76.83	

Legal Costs

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

Tenure

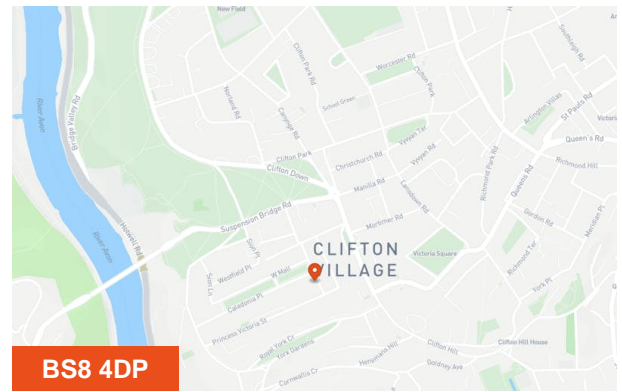
The premises are available by way of an assignment of our client's lease which expires 31 July 2028 at a passing rent of £21,750 per annum.

There is a tenant only break and a rent review on 1 August 2026.

The lease is outside the security provisions of the Landlord and Tenant Act (1954).

Premium

Premium offers are invited.



Viewing & Further Information

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