

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

The
MAPLE
LOUNGE - RESTAURANT

To Let

Rent guide £32,000 per annum

The Maple, Cleeve, North Somerset BS49 4NR

Summary

- Smart licenced restaurant and bar in popular village location
- New build premises 2022 - fitted out to high standard
- Previously run in house with good opportunities for growth
- May suit repositioning or continuation of existing style
- c100 internal covers c40 external
- New lease terms available - previous experience required
- Rent guide £32,000 per annum for 5-year term

Location:

Cleeve is a popular village in North Bristol and a main arterial route between Bristol and Weston Super Mare, with Bristol airport c3 miles away. The village has a last estimated (2024) population of 772 and is a busy thoroughfare from the many surrounding villages in North Somerset with a last reported road count of c13,000 vehicles per day.

Description:

A smart roadside restaurant and bar in the village of Cleeve on the A370 in North Somerset leading into Bristol. Forming part of a new build development and opened in 2022, every thought has gone into creating a modern dining space which suits its purpose or could

be rebranded depending on the new tenants requirements.

Open plan trading area with theatre style kitchen and enclosed trade courtyard. New lease terms available.

Accommodation:

Principal customer entrance to open plan trading area with various breakout seating and dining areas and space for c100 covers overall. Attractive bar servery with glass wash to rear. Secondary access to courtyard seating area with space for c40 covers. Customer WCs and fitted beer cellar. Full trade kitchen with extraction (not tested) and walk in chiller and cold store. Additional dry store and delivery access.

The business has previously been run as a licenced bar and restaurant, trading 6 days from 9am -10pm Tuesday to Saturday and 9am to 5pm Sundays. Headline trading revenue may be provided to interested parties subject to a non disclosure agreement. 'Whilst the owners have created a high quality format, they are open to a change in direction and interested parties may put forward their business plan and background for review.

Premises licence NSC/057420 provides for the sale of alcohol on and off the premises from 7am until 11pm Monday through Sunday.

| Approx. | sq m | sq ft |
|--------------|------|-------|
| Total | 210 | 2,260 |

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (26)

Planning:

Either sui generis for bar and restaurant use.

Business rates:

From 1st April 2026 the rateable value is £31,500. This is not the amount payable and interested parties are advised to check with the local authority.

Terms:

A new 5 year non assignable lease is available on internal repair and insure terms. Landlord to insure and recharge. Interested parties to complete a template business plan and application (available on request).

Legal fees:

The ingoing tenant is responsible for their own legal costs and a contribution of £850 plus VAT toward the landlords legal costs.

VAT:

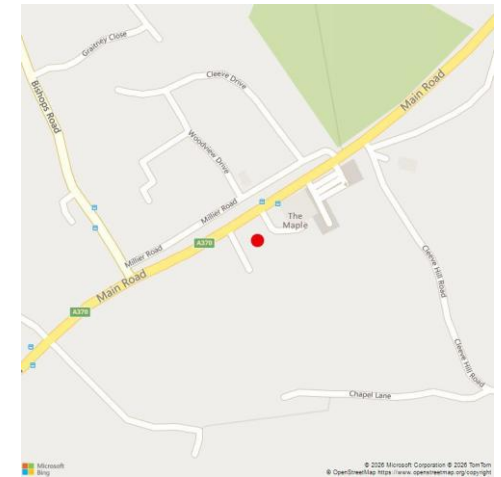
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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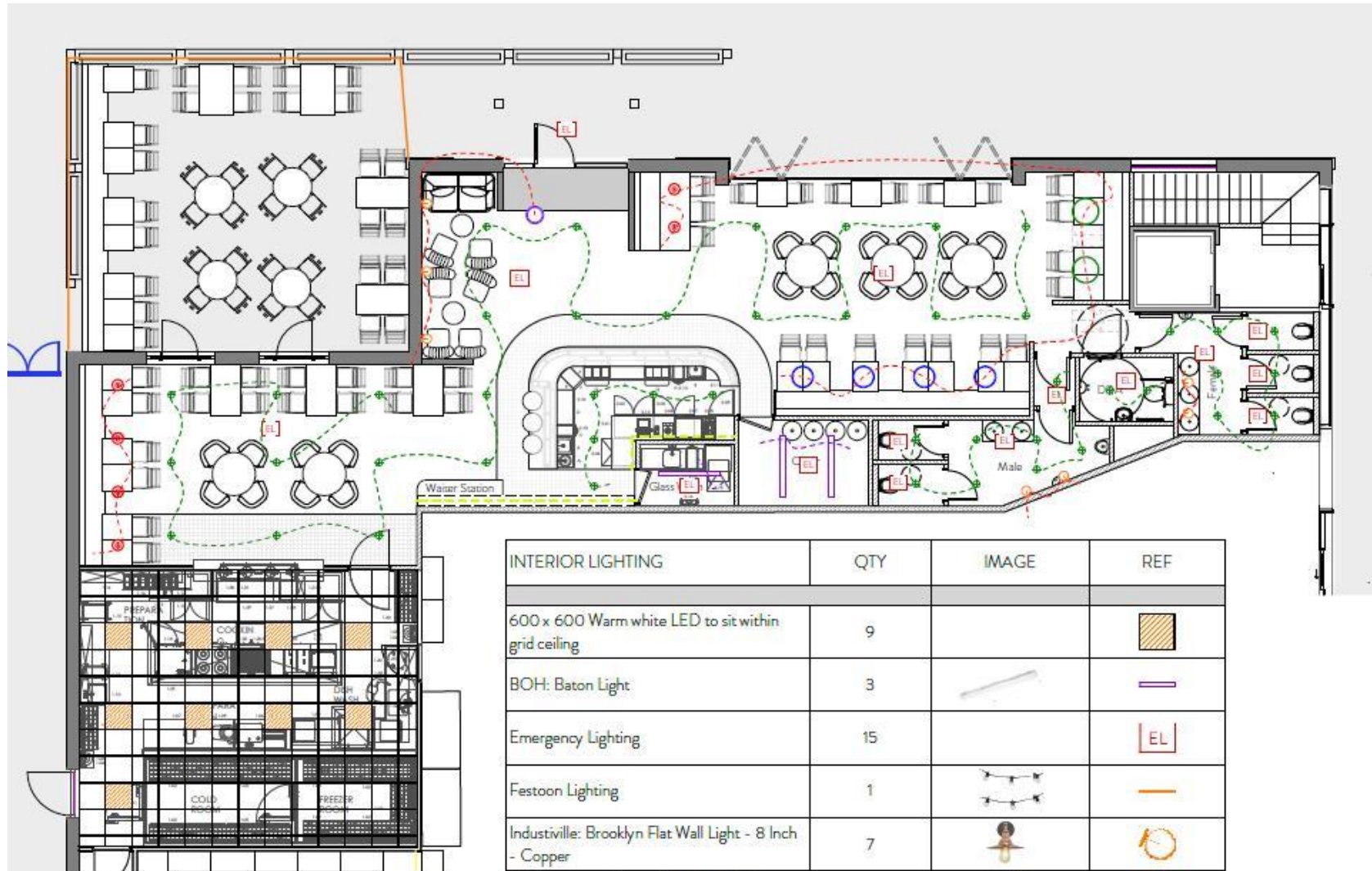
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Bristol Office






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1 Proposed Plan
Scale: 1:100

| INTERIOR LIGHTING | QTY | IMAGE | REF |
|---|-----|---|---|
| 600 x 600 Warm white LED to sit within grid ceiling | 9 | |  |
| BOH: Baton Light | 3 |  |  |
| Emergency Lighting | 15 | |  |
| Festoon Lighting | 1 |  |  |
| Industville: Brooklyn Flat Wall Light - 8 Inch - Copper | 7 |  |  |
| Jim Lawrence: Exeter Pendant Light in Heritage Copper | 6 |  |  |
| LED - Warm white LED strip to shelving | 1 |  |  |
| Made: Jaan Large Rattan Lamp Shade, Black | 2 |  |  |
| Nordal Natural Jute Pendant Shade | 4 |  |  |