

FANTASTIC FULLY FITTED LATE NIGHT BAR AND RESTAURANT OPPORTUNITY IN BRISTOL CITY CENTRE



- The property occupies an excellent position on Park Street in the heart of Bristol City centre and close to Bristol University
- Currently configured as a bar over basement, ground and first floors
- Valuable late night premises licence until 2.30 am
- Large Kitchen
- Rent only £55,000

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

The property is situated on Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to Brandon Hill park and provides views out over the newly redeveloped St Georges Concert Hall at the rear. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station. Park Street provides plenty of restaurants, bars and high-end retailers.

DESCRIPTION

The unit comprises the basement, ground and first floors and is fitted out as high specification as a pub and bar, with large seating areas, two bars, kitchen and air conditioning and WC's. There is a large beer cellar with a barrel lift.

ACCOMMODATION

The property has the following approximate net internal areas:

Basement

Restaurant / bar 1,360 sq ft (126.38 sq m)

Ground floor

Bar / restaurant 1,366 sq ft (126.87 sq m)

Total 2,726 sq ft (253.25 sq m)

LICENSING

The property benefits from an extensive Premises Licence, the full details of which can be made available upon request, but the most pertinent details are as follows:

Opening Hours

Sunday 09:00 – 00:30 am

Monday to Saturday 09:00 – 02:30 am

Sale of Alcohol

Sunday 09:00 – 00:00 am

Monday to Saturday 09:00 – 02:00 am

Late Night Refreshment

Sunday 23:00 – 00:00 am

Monday to Saturday 23:00 – 02:00 am

QUOTING TERMS

A new lease for a term to be agreed is offered at a quoting rent of £55,000 per annum

The existing fixtures and fittings are subject to a premium payment, the terms of which can be discussed on application.

RENT

£55,000.

EPC

The property has an EPC rating of C - 65, a copy of the certificate can be made available upon request.

BUSINESS RATES

The property has a rateable value for the year 2024/25 of £47,250.

VAT

We have been advised that the property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

July 2024

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