

FOR SALE

A PIECE OF BRISTOL'S HISTORY ... THE GLASS BOAT



The Glass Boat

Welsh Back

Bristol

BS1 4SB



**BURSTON
COOK**

0117 934 9977

- 'THE GLASS BOAT' - 120 FT VESSEL
- APPROXIMATELY 3,164 SQ FT (293.94 SQ M)
- FULLY FITTED RESTAURANT WITH C. 170 COVERS
- RENOVATED IN 2008 TO A HIGH SPECIFICATION
- PREMISES LICENCE—ALCOHOL, MUSIC, LATE NIGHT

Location:

The boat is moored in Welsh Back in a busy section of the Bristol Harbour adjacent to Bristol Bridge in Bristol city centre.

Description:

The Glass boat is 120' long and 20' wide, originally built as a dumb barge. The boat has three gangways which lead to the main floor restaurant and bar area. At one end there is a serving counter which has been used for the current takeaway element of the restaurant. There are two staircases which lead to the lower level, which contains a fully fitted kitchen with extraction system, walk in refrigeration, a private dining / function room, a cellar and WC facilities.

The boat provides accommodation over two levels with up to 170 covers as well as an additional 32 covers on the quayside.

In 2008, the boat underwent a full refurbishment including over-plating the external shell plating to above the present waterline, enabling the boat to float on a new shell plating box. A survey has since been undertaken of these works and in February 2022 the survey showed minimal wasting of bottom plating, meaning the hull is in pristine, new-like condition.

We understand that the boat has mains supply of water, gas and electric. The drainage is also connected to the mains with a Flygt dual sewage pumps system onboard. The boat has also been re-plumbed and re-wired as part of the refurbishment works in 2008.

The boat is ready to trade as a restaurant or may suit alternative uses subject to the relevant consents.

Accommodation:

In accordance with the RICS Code of Measuring Practice the premises has an approximate net internal area of 3,164 sq ft (293.94 sq m).

Tenure:

The Glass Boat Co. Ltd is offered for sale, which includes the vessel, all assets of the company including the fixtures and fittings and mooring licence.

Mooring Licence and Pavement Licence:

Transferred as part of the sale, copies available upon request. The current mooring licence is £11,200 pax.

Premises Licence:

We understand that a premises licence for the sale of alcohol, recoded music and late night refreshment will be

Quoting Price:

Upon Application.

Business Rates:

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:

Rateable Value:	£31,250
Rates Payable (2021/2022):	£15,593

Interested parties are advised to make their own enquires to verify this information.

EPC:

Not required.

VAT:

All prices are exclusive of VAT, if applicable.

Legal Costs:

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

Viewing:

Strictly by appointment only, via the sole agents:

Burston Cook

0117 9349977

Holly Boulton BSc (Hons) and Tom Coyte MRICS

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Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -