



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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TO LET FANTASTIC FULLY FITTED LATE NIGHT BAR AND RESTAURANT OPPORTUNITY IN BRISTOL CITY CENTRE

32 PARK STREET, BRISTOL, BS1 5JA



- **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 AND GROUND FLOORS AND UNDERWENT EXTENSIVE HIGH QUALITY FIT OUT IN 2018.**
- **VALUABLE LATE-NIGHT PREMISES LICENCE UNTIL 2.30AM**
- **RENT ONLY £60,000**

SUBJECT TO CONTRACT

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 which include Jamie's Italian, Friska, Boston Tea Party, Pinkmans, Nandos, All in One, Antix, The Bristol Guild, Audio T, The Futon Company, Finisterre, Ollie Quinn, T.M Lewin and Diana Porter to name just a few.

DESCRIPTION

The unit comprises the basement and ground floors and underwent a full refurbishment in 2018 to be fitted out as high specification as a pub and bar, with large seating areas, two bars, air conditioning and WC's. There is a large beer cellar with a barrel lift.

The unit is offered fully fitted and both bars benefit from fully installed beer lines, post mix lines and large drop fridges.

FLOOR AREAS

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) |
|--------------|--------------------|----------------------|

LICENCING

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 £60,000 per annum

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: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All prices and rents quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Charlie Kershaw MRICS

Email: charlie@burstoncook.co.uk

Tel: 0117 934 9977

Fax: 0117 930 0633

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August 2019

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