

FOR SALE—INCREDIBLE HARBOURSIDE RESTAURANT/BAR BUSINESS OPPORTUNITY—ICONIC BUSINESS WITH GROWTH POTENTIAL CONFIDENTIAL HARBOURSIDE OPPORTUNITY



- Amazing opportunity to acquire an existing business with a long and profitable trading history and excellent scope for future business growth.
- The business occupies an iconic building over ground and first floor levels with extensive external customer seating areas
- The property is in a prime and well established Harbourside location close to the City Centre
- The existing business and lease is for sale with a guide price of £650,000
- The premises is fitted out to a high standard and offers a turnkey business purchase opportunity.

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The business is situated in Bristol in an iconic and historic Harbourside location, occupying an stunning and unique property with harbour views.

DESCRIPTION

The property is fitted out to a high standard for its existing use, with two kitchens, a large indoor trading area and extensive outdoor seating.

BUSINESS

The business has been run by the same owners for over 30 years and has a proven track record. They have now decided it is time for someone else to take on this amazing opportunity and there are easily identifiable areas of growth for the business which could be explored by the new owners.

Full details of the business will be provided to parties after initial discussions and may be subject to non disclosure agreements.

TENURE

The business occupies the premises on a long term lease which is within the landlord and tenant act 1954, further details can be made available upon request.

PRICE

The quoting price for the business is £650,000 exclusive of VAT

Fixtures and Fittings are available by way of separate negotiation.

PLANNING

We understand that the property benefits from Class E use .

VAT

We have been advised that the business is VAT registered and therefore a purchase will be subject to VAT.

LEGAL FEES

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

BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

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

May 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

