

# A4 SUI GENERIS PROPERTY ON PRIME PITCH—STOKES CROFT

51 Stokes Croft, Stokes Croft, Bristol, BS1 3QP



- Infamous Venue on Stokes Croft available to let
- Late night licencing under A4 Drinking Establishment—Sui Generis Use
- Approximately 2014 sq ft (187.09 sq m) NIA
- Quoting £35,000 per annum, exclusive.

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](http://www.burstoncook.co.uk)



## LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston.

## DESCRIPTION

Offering an exceptional opportunity to take on an established premises, the property has an open plan bar area on the ground floor with ancillary parts and W.C's. There is a small low level extraction unit to the front of the premises. A staircase to the rear of the unit leads to the basement which offers further ample storage space, and a tap room.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	1305	121.26
Basement Floor	709	65.83
TOTAL	2014	187.09

## TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

## RENT

£35,000 per annum, exclusive.

## PLANNING

We understand the property benefits from planning for it's existing use: A4—Sui Generis. *All parties are advised to make their own enquiries.*

## LICENCING

A copy of the licencing can be made available upon request.

## BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £39,500 from 1st April 2024.

## VAT

All prices are exclusive of VAT if applicable.

## EPC

The property has an energy performance rating of C(61).

## 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: Charlotte Bjoroy

Tel: 0117 934 9977

Email: [Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2025



**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

 **BURSTON  
COOK**  
0117 934 9977