

Historic Hotel Investment Opportunity For Sale



**Legendary Bristol Hostel, Bar and Live music venue
with development potential For Sale**

The Full Moon Hostel and Attic Bar

Introduction

The Full Moon Hostel and Attic Bar is Grade II Listed with 17th Century origins, and has been extended and reconfigured over the years.

The main public house and hostel (Full Moon) has been a hostelry for many decades and has a rich local history, originally dating from 1730.



Development Planning Consent

In addition to the existing business the site has planning permission for the demolition of attic bar and nightclub and erection of a two storey building with further accommodation within the roof to provide extended hotel accommodation with 15 serviced one-bedroom apartments with associated refuse and cycle storage.

Click to view: [Current Planning Scheme](#)

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The Full Moon is detached and is arranged over three floors and a cellar. Internally, the ground floor provides the main public bar, lounge and dining areas offering more than 100 covers of fixed and freestanding furniture, bar servery, kitchen area with pizza oven, public toilets and ancillary storage. On the upper floors, there are a series of hostel bedrooms that collectively provides 120 bed spaces.

These are arranged in various configurations including dormitory style rooms, and more conventional double and twin rooms. There are communal toilet and shower facilities and a series of communal lounges and kitchens. On the ground floor, there is a bespoke entrance and reception desk for the hostel, with administration office behind and further storage.



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Adjacent to the original building,
there is a large and attractive
courtyard with an outside bar
and ancillary storage.

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Accommodation

| Full Moon & Attic Bar | Sq M | Sq Ft |
|-----------------------|--------------|---------------|
| Main Building - LGF | 64 | 689 |
| Main Building - GF | 352 | 3,789 |
| Main Building - FF | 340 | 3,660 |
| Main Building - SF | 96 | 1,033 |
| Main Building - TF | 96 | 1,033 |
| Attic Bar | 204 | 2,196 |
| Total GIA | 1,152 | 12,400 |



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Location

Located at the start of the world renowned Stokes Croft area of Bristol and just 5 minutes from the City Centre, The Full Moon and Attic Bar is a multi-cultural, multi-venue hub that boasts a large courtyard, pub section, night club, hostel and two kitchens. The Hostel provides fantastic accommodation and the bar/nightclub is home to some great residents DJ's, as well as UK and international artists from the electronic and live music scene.

The Property is located on North Street in the vibrant Stokes Croft Area, within Bristol city centre. Cabot Circus shopping centre is approximately 420m southeast of the subject providing extensive shopping and leisure facilities.

The immediate surrounding area is a mix of other commercial uses including; retail, offices, light industrial and other licensed / restaurant / takeaway uses, together with residential being a mix of residential and student housing. Stokes Croft offers a vibrant night life in the inner-city area of Bristol and is known as a centre of art, music, and independent shops in Bristol. BIMM Institute Bristol is part of BIMM University, which is a group of colleges that offers music, film and performing arts courses at diploma, degree and masters level, and is located immediately to the rear of the Property.

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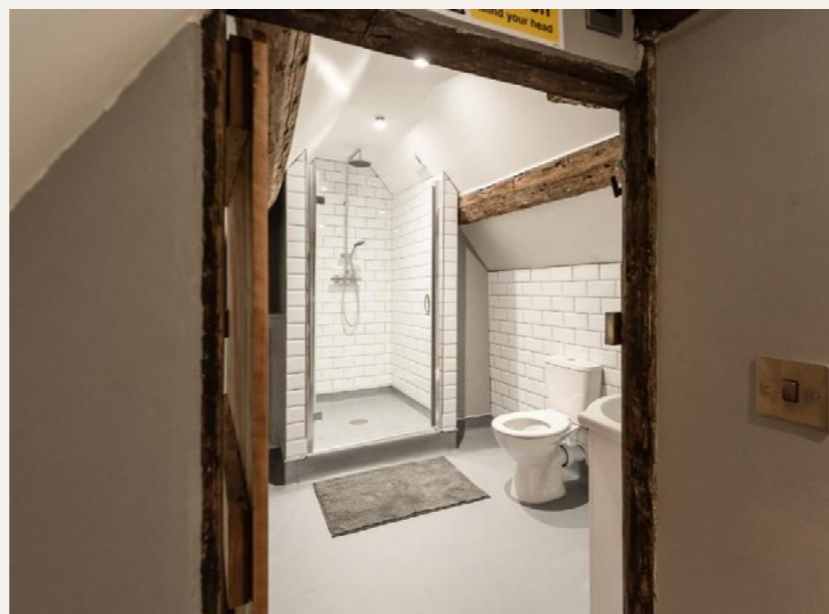
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The Hostel



The third floor flat is comprised of 3 double rooms with a shared lounge area and a shared bathroom with a shower.



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On the other side of the courtyard is the Attic Bar, a live music venue / nightclub which is self-contained from the main public house. The entrance leads to the main open plan club area with bar servery, band room, public toilets, staff facilities and ancillary storage.

This part of the property has future development potential as planning permission has been granted for the demolition of attic bar and nightclub and erection of two storey building with further accommodation within the roof to provide extended hotel accommodation with 15 serviced one-bedroom apartments with associated refuse and cycle storage - the planning reference is 12/01384/R.



Attic Bar

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Gallery



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Further Information

Investment Opportunity

The property is for sale by way of a sale and leaseback to the existing operator on a 25 year lease contracted inside the landlord and tenant act 1954. Full details of the lease are to be agreed between the vendor and purchaser as part of the negotiation process.

The Property is an established and renowned, Bristol city centre venue that is a multifaceted business. The revenue is derived from food and beverage, accommodation / hostel receipts and sundry income including admissions fees and concessions and other events.

Full details on the current trading position and opportunity can be made available upon request, it may be necessary to put non disclosure agreements in place before this information is released.

Quoting Price

The quoting price is £2,500,000 exclusive.

Further Information

[Full Moon Website](#)

[Current Planning Scheme](#)

Further Information

Charlie Kershaw

0117 923 9977

07787 844 679



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