



TO LET

📍 BAR WITH NEWLY
FITTED 2 BED
MANAGERS FLAT

🏠 BAR SIZE (NIA)
3,489 sq ft
324.14 sq m

🏠 FLAT SIZE (GIA)
638 sq ft
59.28 sq m

£ QUOTING RENT
£68,000 pax



THE OPPORTUNITY

- Popular location on Stokes Croft in Stokes Croft
- 'A4 - Drinking Establishment' premises offered to let - benefitting from a late night license, benefitting from a newly refurbished 2 bed managers flat.
- Bar - Approximately 3,489 sq ft (324.14 sq m) NIA
- Flat - Approximately 638 sq ft (59.28 sq m) NIA
- Quoting £68,000 per annum, exclusive for the whole premises.

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.

The first floor offers a further venue space. There is a large beer garden to the rear of the first floor which is also accessible off Jamaica Street.

The second floor offers a newly refurbished 2 bed ensuite apartment, benefitting from a kitchen living space, w.c. and a roof terrace. The flat is accessed via the beer garden.

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.

ACCOMMODATION

The commercial property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	1,305	121.25
BASEMENT FLOOR	709	65.83
FIRST FLOOR	1,475	137.05
TOTAL	3,489	324.14

N.B. The beer garden offers a further 1,328 sq ft (123.41 sq m) of outdoor space and has been set up to offer various covers.

PLANNING

We understand the commercial property benefits from Sui Generis A4 Drinking Establishment planning.

We understand the residential demise benefits from C3-Dwellinghouse planning.

N.B. All parties are advised to make their own enquiries.

PREMISES LICENSE

The opening hours of the premises are Monday to Sunday 09:30 - 04:30.

The property benefits from the following licencing:

ACTIVITY	ALLOWANCE
SALE OF ALCOHOL	Monday - Sunday 10:00 - 04:00
LIVE MUSIC	Monday - Sunday 10:00 - 02:00
RECORDED MUSIC	Monday - Sunday 10:00 - 04:00
LATE NIGHT REFRESHMENT	Monday - Sunday 23:00 - 04:00

N.B. A copy of the premises license can be made available upon request.





ACCOMMODATION

The residential property has the following approximate Gross Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
SECOND FLOOR APARTMENT	638	59.28
TOTAL	638	59.28

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed with the landlord.

RENT

Quoting £68,000 per annum, exclusive.

VAT

All prices are exclusive of VAT, if applicable.



BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £33,000 (£26,200 after the 20% cut)

Rates Payable: £10,084.80

We understand the residential property is [Council Tax](#) Band (A)

N.B. All parties are advised to make their own enquiries.

EPC

The commercial property has an [Energy Performance](#) Rating of B (40).

The residential property has an [Energy Performance](#) Rating of B (40).

N.B. All parties are advised to make their own enquiries.





LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.

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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

JULY 2026



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