

# SUI GENERIS, BAR—TO LET

16 St Stephens Street, Bristol, BS1 1JR



- Central location with good footfall, popular for evening trade
- Ground floor premises with additional basement stores
- Approximately 1,048 sq. ft (97.36 sq m)
- Quoting £22,500 per annum exclusive

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## LOCATION

The property occupies a prominent position fronting onto St Stephens Street within a popular and established retail location, serving the residential and commercial areas of Bristol city centre. There is a reasonably good level of footfall due to residential, office and leisure uses close by, and it is a popular area for restaurants and bars.

## DESCRIPTION

Set on the popular St Stephens Street, this area is attractive for evening trade. The property comprises an upper ground floor retail unit with an open plan bar space which carries laminate effect floors, painted plastered walls and ceilings and pendant lighting. The property further benefits from male and female W.C. provisions. To the basement, the property has a small storage area, accessible through the shared lobby to the residential accommodation. Services include water and electricity.

## 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
Upper Ground floor	814	75.59
Basement Floor	234	21.77
TOTAL	1,048	97.36

## TENURE

The suite 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

Quoting £22,500 per annum, exclusive.

## PLANNING

We have assumed the premises benefits from planning for its existing use as a restaurant withing Use Class E. *All parties are advised to make their own enquiries .*

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a rateable value of £7,500 for the year 2024/2025.

## VAT

We have been advised that the property is not elected for VAT.

## PREMISES LISENCE

The premises benefits from a Monday to Saturday licencing from 16:00 pm until 00:00am. This licencing also allows for Sunday hours when there is a Bank Holiday weekend and is extended to 01:00 on New Years Eve.

## EPC

The property has an energy performance rating of C (63).

## 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: Tom Coyte / Charlotte Bjoroy

Tel: 0117 934 9977

Email: Tom@burstoncook.co.uk / Charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2025



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