

# FREEHOLD INVESTMENT FOR SALE ON NORTH STREET

65 North Street, Bedminster, Bristol, BS3 1ES



- A ground and first floor investment property for sale let to an established bar and restaurant operator
- Fantastic location on the ever-popular North Street
- Passing rent of £17,400 per annum. Scope for rental growth at the next review.
- Approximately 852 sq. ft (79.19 sq m) internally with external rear garden space
- Price on application

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.

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## LOCATION

This popular area is located in the south of Bristol approximately 2 miles from Bristol Temple Meads station and 1 mile south of Bristol city centre. North Street benefits from an excellent mix of occupiers including several popular restaurants, successful bars and a range of local and national retailers. The area has high levels of footfall and benefits from a close proximity to Ashton Gate Stadium.

## DESCRIPTION

The property comprises a ground floor restaurant and bar with a small garden to the rear. The ground floor is interconnected with 63 North Street which is held under separate ownership and does not form part of the property for sale. The first floor comprises ancillary office space.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	472	43.87
First Floor	380	35.33
<b>TOTAL</b>	<b>852</b>	<b>79.19</b>

## TENURE

The investment property is available freehold. The occupational lease is dated 27th August 2021 to The Old Bookshop 2021 Ltd and runs for a term of 10 years. There is a tenant break at the end of year 5 and the passing rent is £17,400 per annum. The next rent review is 27th August 2026. Scope for further uplift at the next open market review.

## PLANNING

I understand the property benefits from planning for use as a Café/bar (A3/A4) within 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 £10,250. *The tenant may therefore benefit from small business rated relief.*

## PREMISES LICENCE

The premises benefits from an alcohol license until 23:30 Friday – Saturday and until 23:00 Sunday – Thursday.

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## VAT

All prices are exclusive of VAT. We understand the property is not elected for VAT.

## EPC

The property has an energy performance rating of C (68).

## 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

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## SUBJECT TO CONTRACT

June 2025

