

# FOR SALE

## CONFIDENTIAL HARBOURSIDE RESTAURANT & BAR OPPORTUNITY



- FULLY FITTED BAR / RESTAURANT WITH C. 170 COVERS
- APPROXIMATELY 3,164 SQ FT (293.94 SQ M) NET INTERNAL AREA
- PREMISES LICENCE—ALCOHOL, MUSIC, LATE NIGHT
- GUIDE PRICE £550,000 FREEHOLD

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 business is situated in Bristol in an iconic and historic Harbourside location, occupying a stunning and unique property with harbour views.

## DESCRIPTION

The ground floor has a retail area along a fitted bar with extensive restaurant and bar seating space.

There are two staircases which lead to the lower level, which contains a fully fitted kitchen with extraction system, walk in refrigeration, a private dining / function room, a cellar and WC facilities.

The property provides accommodation over two levels with up to 170 covers as well as an additional 32 covers externally on the quayside.

The property is ready to trade as a restaurant or may suit alternative uses subject to the relevant consents.

## PREMISES LICENCE

We understand that a premises licence for the sale of alcohol, recoded music and late night refreshment will be transferred as part of the sale.

## PRICE

The quoting price for the freehold is £550,000.

## PLANNING

We understand that the property benefits from Class E use .

## VAT

All prices are exclusive of VAT.

## LEGAL FEES

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

## BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

Aug 2025

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

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston 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.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*

