

CITY CENTRE FREEHOLD MULTI-LET INVESTMENT FOR SALE

77-79 STOKES CROFT, BRISTOL, BS1 3RD



- Multi-Let investment in the heart of Bristol City Centre
- Ground floor restaurant and offices over first, second and third floors - 10,193 sq ft (947 sq m) (NIA)
- Passing rent currently £127,283 pa with one office suite currently vacant. Potential reversionary rent of £153,477 pa when fully let.
- Opportunity to increase rent through active asset management and excellent future residential conversion potential (Subject to planning)
- 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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Transport 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. Montpelier Station is only 0.4 miles from the property, providing easy rail links to the broader City and rail network. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

The building is a striking return frontage "Art Deco" style property, set over ground and three upper floors and occupying a prominent position fronting onto Stokes Croft.

The ground floor currently provides restaurant accommodation, with the upper floors providing self contained studio-style office space and co-working environments. The building has high ceilings, exposed services, and excellent natural light—ideal for Bristol's tech, design, and media sectors. Each floor has WCs and kitchens and are accessed via a main staircase, but there is a second staircase through the centre of the property which is not currently in use and a further external fire escape staircase to the rear of the property.

The property is well maintained and has recently had new windows throughout.

ACCOMMODATION

The property has the following approximate Net Internal floor areas:-

Floor	Sq m	Sq ft
Ground floor	241	2594
First floor	229	2465
Second floor	241	2594
Third floor	236	2540
Total	947 sq m	10,193 sq ft

We understand the property has an approximate Gross Internal area of 11,926 sq ft (1108 sq m).

TENURE

The freehold of the property is being sold.

TENANCY SCHEDULE

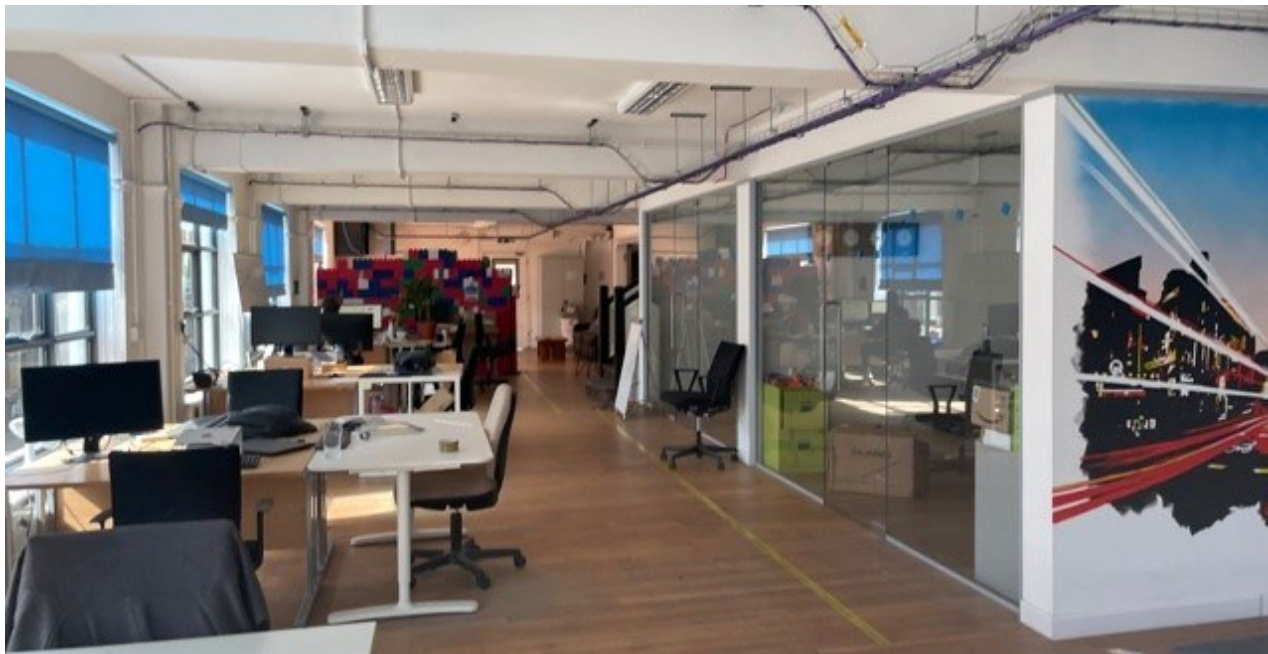
Suite	Tenant	Lease Period	Rent pa
Ground Floor	Kattmamaram Ltd (Trading as Nadu)	15 Years from 1st September 2014	£34,000
First floor	Hey!What? & Duchess	5 years from 29th May 2025 with 3 year tenant only break	£22,958
First floor Rear	Kessie	6 months from 1st May 2026 and then rolling 6 month tenanct	£7,970
Second Floor Front	VACANT	VACANT	ERV of £26,194
Second Floor Rear	Anomify limited	6 month rolling lease since 1st May 2017	£23,760
Third floor Front	Slate and Ash	8 years from 11th April 2022	£27,615
Third floor rear	Headfirst	5 year lease from December 1st 2025 with break at year 3.	£10,980
		Total Income per year	£127,283
		Potential total income per year when fully let.	£153,477

The leases are held on effectively full repairing and insuring terms by way of a service charge.

The service charge covers the following: water rates, gas and electricity, high speed broadband, communal area cleaning, security, waste disposal, alarms, H&S reviews, building insurance and management.

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.





BUSINESS RATES

The offices are rated separately and a full breakdown can be provided upon request.

EPCs

The office elements of the property has an EPC rating of D-85. The ground floor restaurant has an EPC rating of D-84

A copy of the certificates can be made available upon request

Price

The price is available upon request.

VAT

All prices and rents quoted are exclusive of VAT, if applicable.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

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

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: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2025

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