

FOR SALE — A PIECE OF BRISTOL'S HISTORY ... THE GLASS BOAT

The Glass Boat, Welsh Back, Bristol, BS1 4SB



- 'The Glass Boat' - 120 ft vessel—available as a going concern
- Approximately 3,164 sq ft (293.94 sq m)
- Recently renovated to a high specification and fully fitted restaurant / bar with c 70 seated or 100 standing
- Premises licence—alcohol, music, late night
- Guide price £425,000 exclusive

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**
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LOCATION

The business is situated in Bristol city centre in an iconic and historic harbourside location, occupying a stunning and unique property with harbour views within a prominent location.

DESCRIPTION

The Glass Boat is 120' in length and 20' wide, originally built as a dumb barge. The boat has three gangways which lead to the main floor restaurant and bar area. At one end there is a retailing area.

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 boat provides accommodation over two levels with up to 70 seated or 100 standing as well as an additional 32 covers on the quayside via a pavement licence.

In 2008, the boat underwent a full refurbishment including over-plating the external shell plating to above the present waterline, enabling the boat to float on a new shell plating box. A survey has since been undertaken of these works and in February 2022 the survey showed minimal wasting of bottom plating.

We understand that the boat has mains supply of water, gas and electric. The drainage is also connected to the mains with a Flygt dual sewage pumps system onboard. The boat has also been re-plumbed and re-wired as part of the refurbishment works in 2008.

The boat is being sold as a going concern and is ready to trade as a restaurant or bar and may suit alternative uses subject to the relevant consents.

PREMISES LICENCE

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

PRICE

The guided price for the freehold is £425,000.

PLANNING

We understand that the property benefits from Class E use .

VAT

All prices are exclusive of VAT.





TENURE

The Glass Boat Co. Ltd is offered for sale as a going concern, which includes the vessel, all assets of the company including the fixtures and fittings and mooring licence.

MOORING LICENCE AND PAVEMENT LICENCE

Transferred as part of the sale, copies available upon request.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation..

Rateable Value: £41,000
Rates Payable (As of April 2026): £15,662

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

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

June 2026

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