GROUND & BASEMENT, 3 NINETREE HILL, STOKES CROFT, BS1 3SB

BURSTON COOK
0117 934 9977



TO LET

RESTAURENT PREMISES OFF THE POPULAR AND BUSY STOKES CROFT

SIZE (NIA)
679 sq ft
63.17 sq m

£ PASSING RENT
£18,000 pax

THE OPPORTUNITY

- Excellent opportunity to secure a restaurant premises just off the popular and bustling Stokes Croft
- Lease assignment available by way of ingoing premium
- Approximately 679 sq ft (63.17 sq m) NIA
- Passing rent £18,000 pax.

LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network 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.

Nearby occupiers include Tesco, The Crafty Egg, Cafe Kino, Caper and Cure, Steam and various independent retailers, restaurant and bar operators.



DESCRIPTION

The property benefits from a prominent glazed frontage and is arranged over ground floor and basement levels. The ground floor provides an attractive seating area, together with a rear commercial kitchen fitted with extraction, ancillary storage and a single W.C.

The basement offers additional seating and storage accommodation, providing flexibility for a variety of restaurant operators. Internally, the premises benefit from timber flooring, painted and plastered walls and ceilings, and a mixture of lighting throughout. The property is connected to mains electricity, gas and water services.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	374	34.85
BASEMENT FLOOR	305	28.34
TOTAL	**679**	**63.17**

TENURE

The property is available to let by way of an assignment of the existing occupational lease. The existing occupational lease is drawn for a term of 10 years from 8th May 2019. The passing rent is £18,000 pax.

RENT

Passing rent £18,000 per annum, exclusive.

LICENSING

SALE OF ALCOHOL	MONDAY - SATURDAY SUNDAY	10:00 - 00:00 12:00 - 23:30
PLAYS	MONDAU - FRIDAY SATURDAY - SUNDAY	11:00 - 21:30 10:00 - 21:30
FILMS	MONDAU - FRIDAY SATURDAY - SUNDAY	11:00 - 21:30 10:00 - 21:30
RECORDED MUSIC	MONDAY - SUNDAY	00:01 - 00:00
LATE NIGHT REFRESHMENT	MONDAY - SATURDAY SUNDAY	23:00 - 00:30 23:00 - 00:00

PREMIUM
A premium is sought for the opportunity to purchase the existing fit out, fixtures, fittings, equipment and business.

Premium upon application.

INVENTORY

3-Door under counter fridge	2
Under counter wine fridge	2
Upright commercial fridge	1
3 Door under counter service fridge	1
6 Burner oven/hob	1
Extraction canopy and control system	1
IKEA chairs	12
IKEA low stools	10
Large custom tables	12
Wooden tables with draws	6
Wire shelving unit	2
Full Square POS system	1
Wall mounted electric heater	1
Upright freezer	1
Under counter freezer	1
Electric awning	1
Saucepans and utensils (various types)	
Glassware (various types)	
Crockery (various types)	

PLANNING
We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

EPC
The property has an Energy Performance rating of C (53).

BUSINESS RATES
In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £8,100
Rates Payable: £13,179
N.B. Occupiers are likely to qualify for full small business rates relief. All parties are advised to make their own enquiries.

VAT
We understand the property is not VAT elected.

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

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.



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.

MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT **NOVEMBER 2026**





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