



# MAGGS & ALLEN

22 DENMARK STREET  
BRISTOL, BS1 5DQ

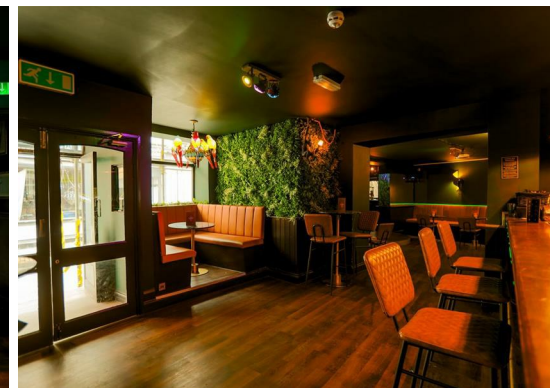
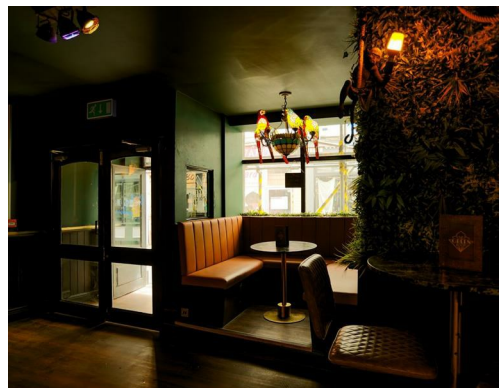
**Ingoing Premium: £50,000**  
**Rent: £23,153 Per Annum**

- Fully Fitted Cocktail Bar
- Bristol City Centre
- Located adjacent to the Bristol Hippodrome
- On/Off Premises License
- Ground Floor (and Basement)



Commercial & Investment  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**  
[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A fully fitted cocktail bar of approximately 1,720 ft<sup>2</sup> arranged over ground and basement, with the benefit of an on and off Premises License, located adjacent to Bristol Hippodrome in Bristol City Centre.

The lease is available for sale subject to an ingoing premium of £50,000 to include a full inventory, subject to a rent of £23,153+VAT per annum,

## LOCATION

The bar is located adjacent to Bristol Hippodrome on Denmark Street in the city centre. We understand Denmark Street is due to be closed to private vehicles and partially pedestrianised later this year.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C - valid to April 2031

## BUSINESS RATES

The Rateable Value with effect from 2026 is: £22,000.

## LEASE DETAILS

The premises is offered for sale on an assignment of the current term, which is drafted for a term of 6 years from December 2025, at a rent of £23,153+VAT per annum (plus service charge of £6,815+VAT per annum), on an effectively fully repairing and insuring basis. The rent is subject to a 5% annual increase, and the service charge 3%, and insurance rent by 9%. We understand the landlord would however, consider granting a new/longer term if required.

## PREMIUM

An ingoing premium of £50,000 is sought for the lease, license and equipment.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

## CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

## CODE FOR LEASING BUSINESS PREMISES

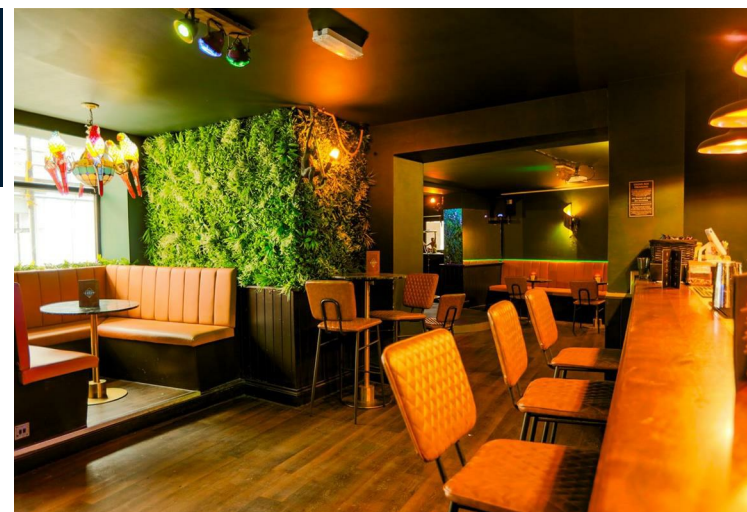
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

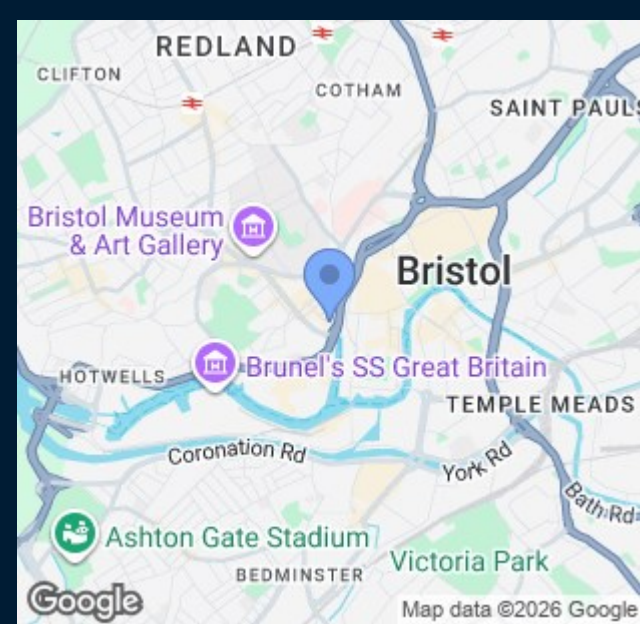
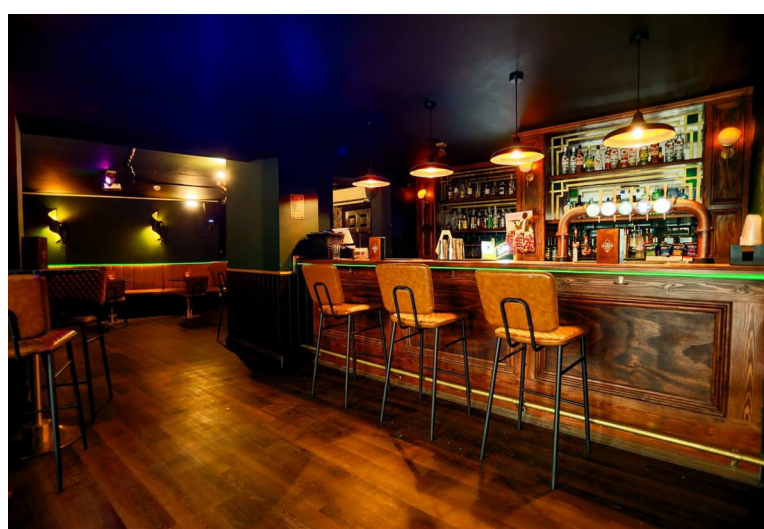
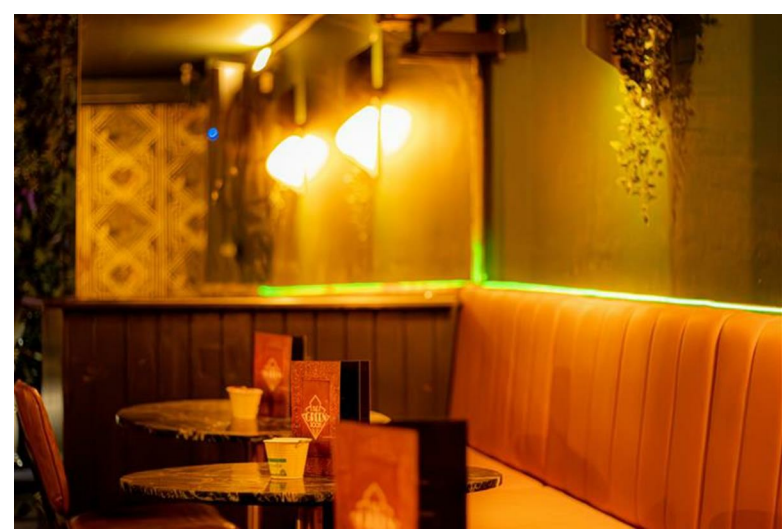
## TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

## VIEWINGS

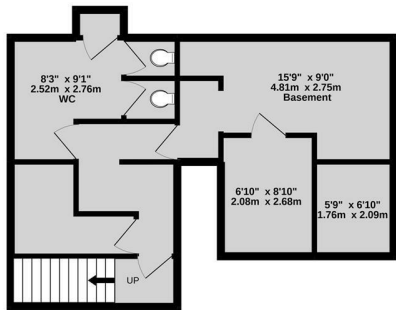
By appointment.



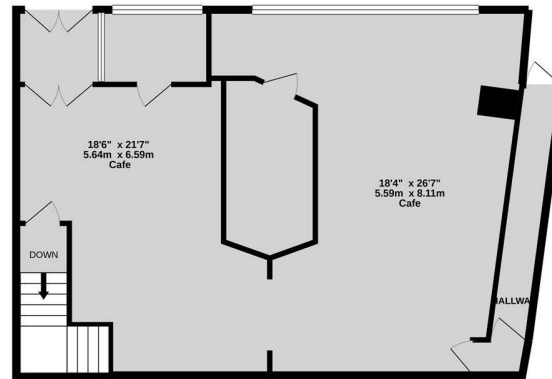


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

**BASEMENT**  
720 sq.ft. (66.9 sq.m.) approx.



**GROUND FLOOR**  
1000 sq.ft. (92.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1720 sq.ft. (159.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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