



# MAGGS & ALLEN

32 STOKES CROFT  
BRISTOL, BS1 3QD

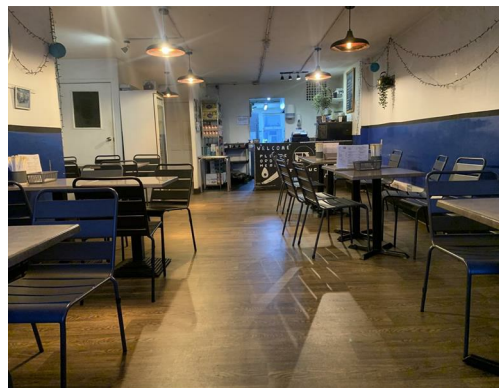
**£20,000 Per Annum**  
**Premium - £30,000**

- Restaurant/café
- Approx. 900 sq ft + basement
- Fully fitted
- Busy location
- Premises license
- Premium - £30,000



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

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



## DESCRIPTION

The property comprises a ground floor restaurant/café with approximately 900 sq ft, with an additional basement level providing useful ancillary storage space. The premises is fully fitted and ready for immediate occupation, benefiting from commercial grade extraction, gas supply, 3 phase power and premises license, making it suitable for a wide range of food uses. Further features include a front terrace that offers external seating and enhances customer visibility and footfall.

Please note the basement cannot be used for the storage of food or waste.

## LOCATION

The property occupies a prominent and busy trading position on Stokes Croft, one of Bristol's most vibrant and well known commercial locations. The area benefits from high levels of footfall and passing traffic, and is renowned for its mix of independent retailers, cafés, bars, and cultural attractions. The premises is conveniently located within close proximity to Bristol city centre and the Cabot Circus shopping quarter.

## LEASE DETAILS

The premises is offered to let by way of an assignment of the existing lease with approximately 4 years remaining. We understand the lease is granted within sections 24 - 28 of the landlord and tenant act 1954 and therefore benefits from security of tenure.

The incoming tenant and outgoing tenant to incur their own respective legal fees, with the landlord's fees split 50/50.

## PREMIUM

The lease is subject to a premium of £30,000 to include fixtures and fittings.

## BUSINESS RATES

The rateable value with effect from April 2023 is £12,250 with an increase to £20,750 in April 2026.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D

## FLOOR PLAN

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

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## VIEWINGS

By appointment.

## TENANT APPLICATION FEE

The incoming 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.

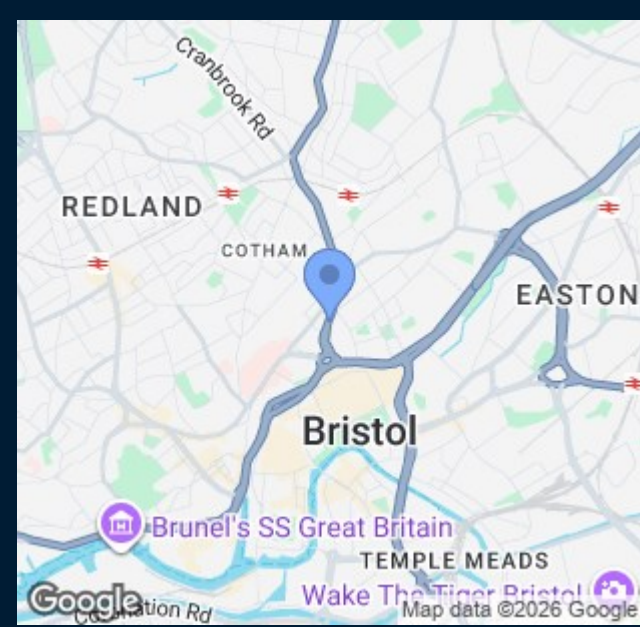
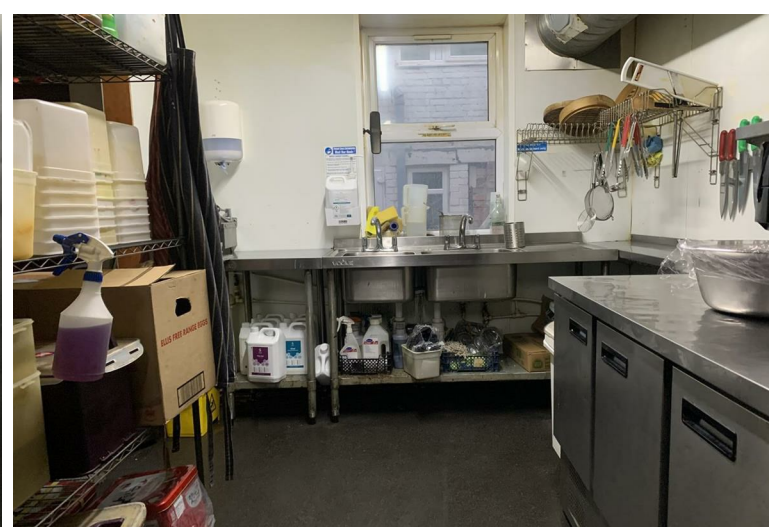
## CONTROL OF ASBESTOS REGULATIONS

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.

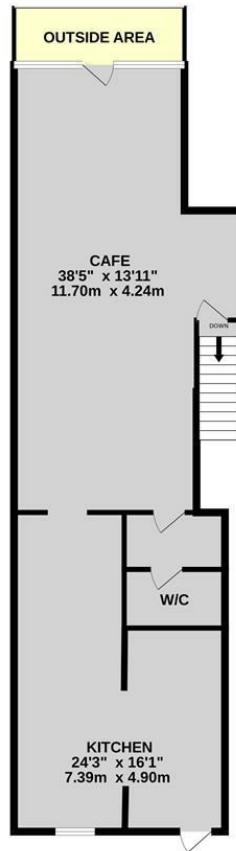




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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

GROUND FLOOR



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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