



# MAGGS & ALLEN

11 - 13 NORTH STREET  
BEDMINSTER, BRISTOL, BS3 1EN

**£34,500 Per Annum**  
**Premium - £90,000**

- Well presented restaurant/bar
- Approximately 3,100 sq ft
- Fully fitted kitchen
- Front terrace



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

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





## DESCRIPTION

A very well presented and spacious restaurant/bar extending to approximately 3,100 sq ft (GIA), offering a stylish and versatile layout ideal for a range of hospitality uses. The property features a generously sized open plan dining area accommodating a substantial number of covers. Adjoining the main customer area are toilet facilities for patrons and to the rear of there is a fully fitted commercial kitchen.

Additional benefits include secure roller shutter doors and a front terrace area that provides valuable external seating. This combination of internal and external space makes the property particularly attractive for operators seeking a turnkey venue in a sought after location.

## LOCATION

The property occupies a highly visible and well positioned spot on North Street, Bedminster. It is conveniently located within close proximity to both Cannon Street and East Street, two key thoroughfares known for their strong mix of retail, hospitality, and community services. This prominent location benefits from high levels of pedestrian and vehicular traffic, making it ideal for businesses seeking strong local exposure and accessibility.

## LEASE DETAILS

The premises is available to let by way of an assignment of the current occupiers lease until 2035, we understand there are rent reviews in October 2030 and October 2033. The lease has the benefit of security of tenure.

The ingoing and outgoing tenants are to incur their own legal costs and are to split the landlord's costs 50/50.

## PREMIUM

A premium of £90,000 is sought to include fixtures and fittings.

## BUSINESS RATES

The rateable value with effect from April 2023 is £19,750.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating: D (valid until July 2026).

## 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 with Maggs & Allen.

## 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.

## 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

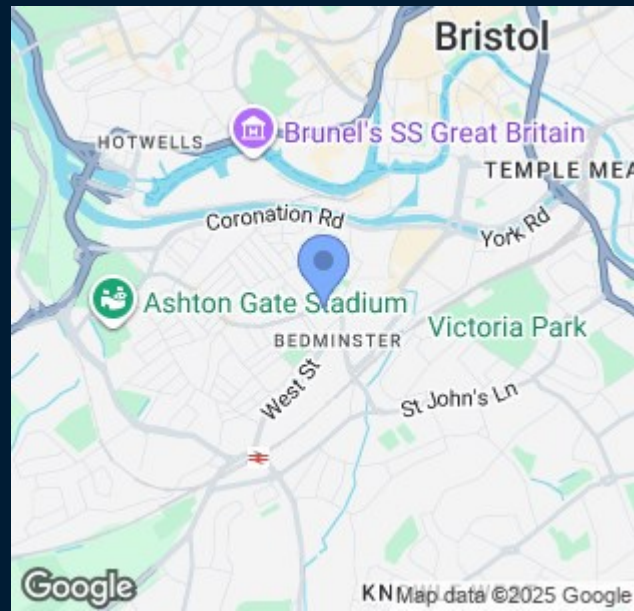
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

## NOTES

The freehold may be available to purchase.

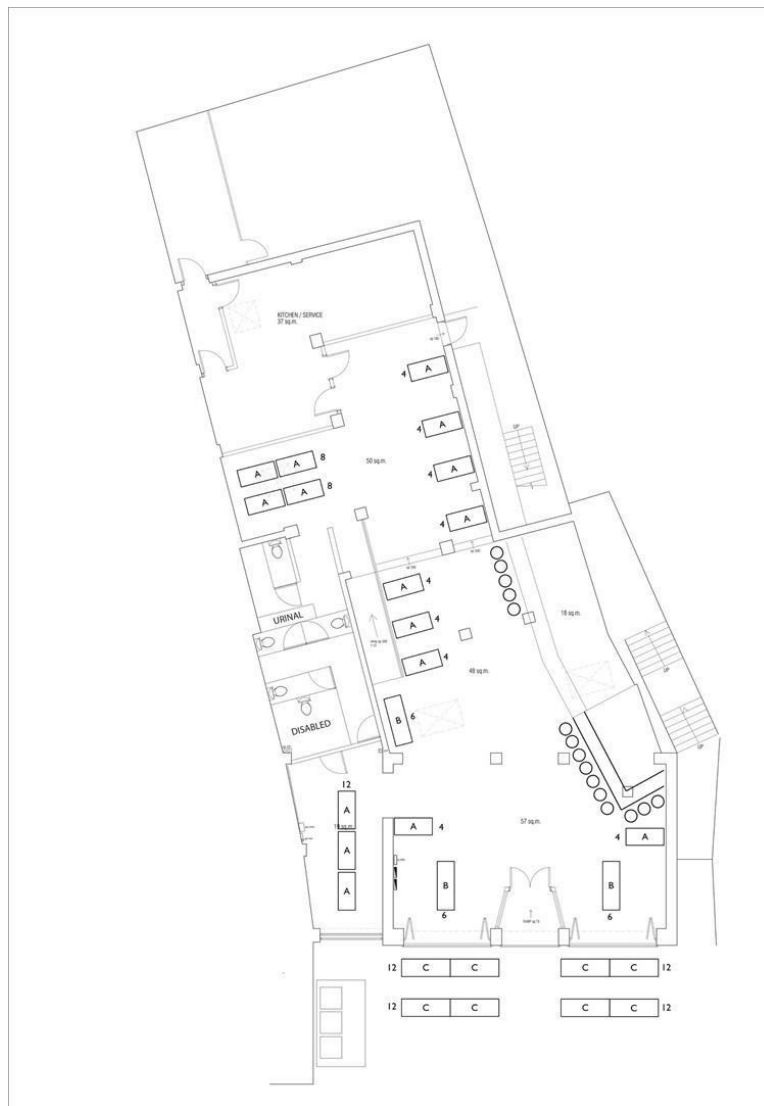






Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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





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