



# MAGGS & ALLEN

6 DENMARK STREET  
BRISTOL, BS1 5DQ

**Asking Price £425,000**

- Commercial investment
- Let at £35,000pa
- City centre
- Bar & Restaurant



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



## DESCRIPTION

A commercial investment comprising a wine bar and restaurant, currently let at £35,000 per annum. The property is arranged over ground floor, mezzanine and basement levels, extending to approximately 2,368 sq ft.

## LOCATION

The property is prominently situated on Denmark Street, in the heart of Bristol city centre, just a short distance from Bristol Hippodrome. The surrounding area benefits from strong pedestrian footfall and a vibrant mix of leisure, retail and hospitality operators.

## TENURE

The property is to be sold on remainder of a 999 year long leasehold interest, commencing from 2004.

## LETTING DETAILS

The property is let at £35,000pa on a 10 year term from May 2025.

There is a tenant only break option and rent review, year 5.

## BUSINESS RATES

The rateable value with effect from 2026 is £9,200. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: A (valid until October 2034)

## FLOOR PLAN

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

## VAT

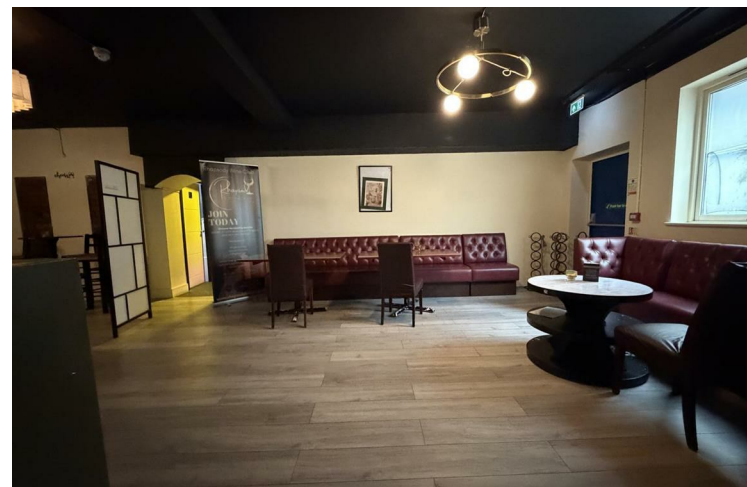
All figures quoted are exclusive of VAT unless otherwise stated. We understand that the property is elected for VAT.

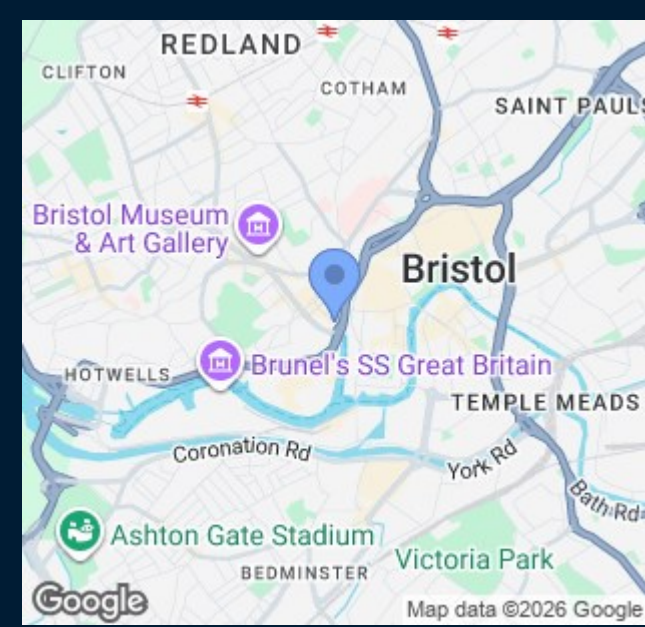
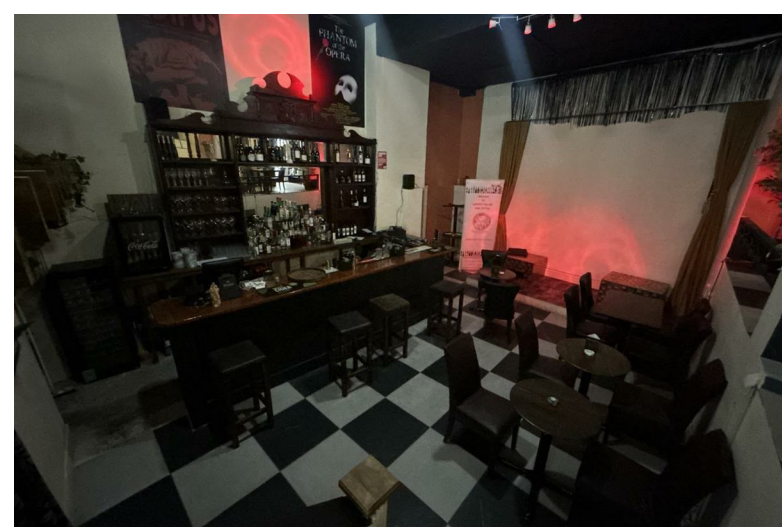
## VIEWINGS

By appointment with Maggs & Allen.

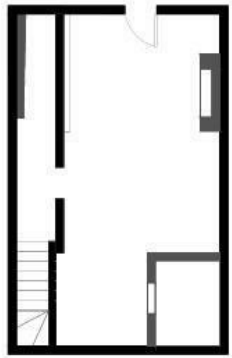
## CONTROL OF ASBESTOS REGULATIONS

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.

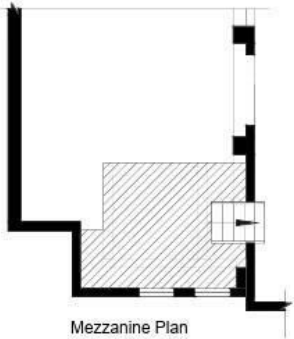




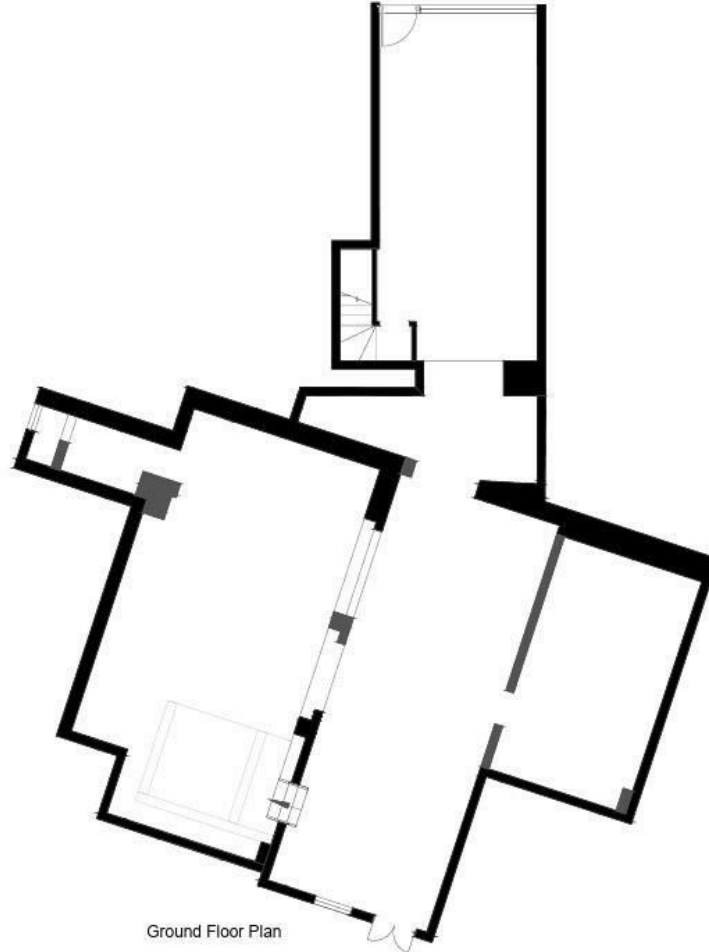
Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that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



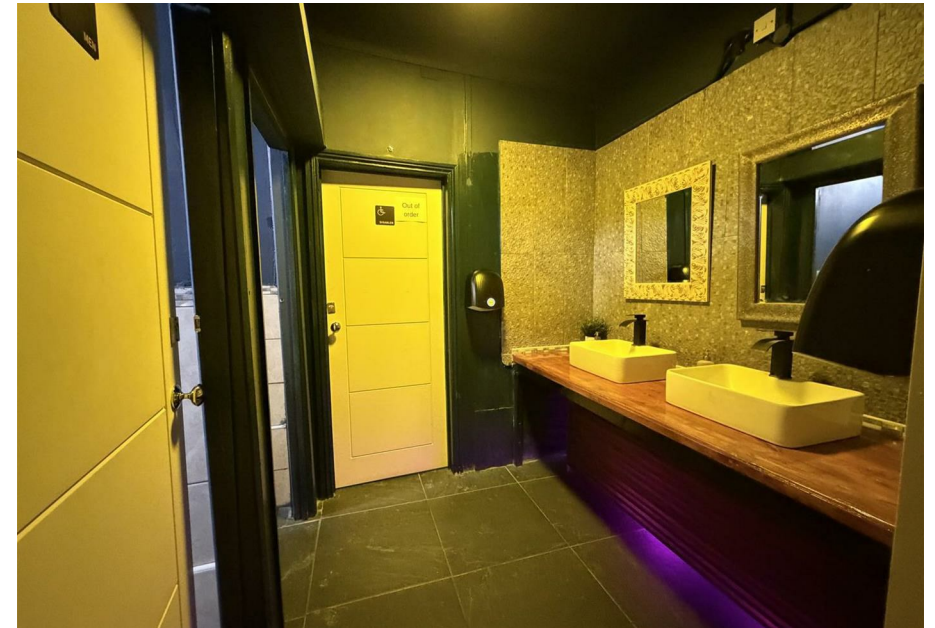
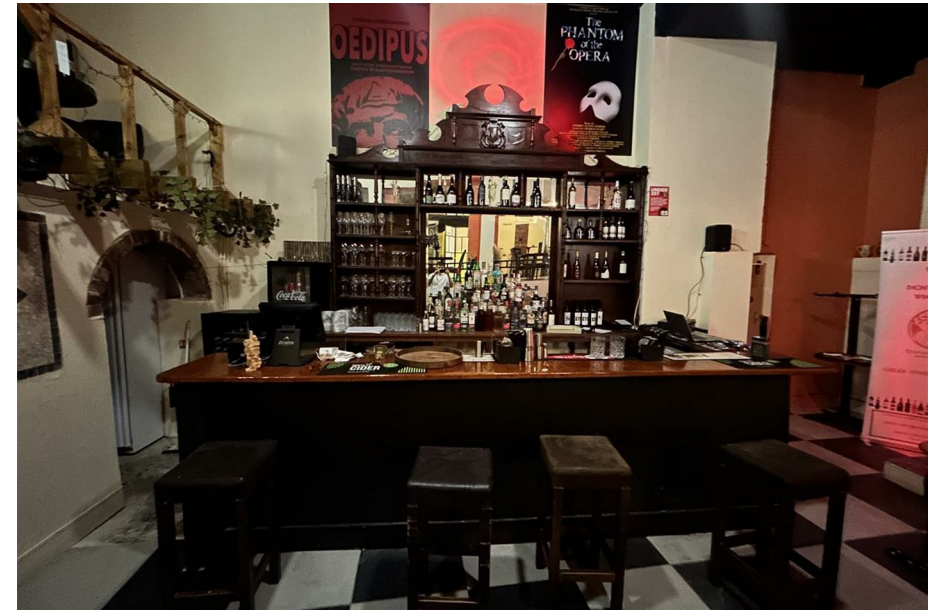
Basement Plan



Mezzanine Plan



Ground Floor Plan



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