



# MAGGS & ALLEN

UNIT 3 & 3A  
THE GENERAL,  
LOWER GUINEA STREET  
BRISTOL, BS1 6FU

**£42,636 Per Annum  
No Ingoing Premium.**

- City Centre/Waterfront Location
- Approx. 2,504 ft<sup>2</sup>
- Fully Fitted Commercial Kitchen
- Would Suit Variety of Businesses
- Large Terrace
- Exceptional Grade II Listed Premises



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

**0117 973 4940**

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

## DESCRIPTION

An exceptional opportunity to lease this stunning ground floor commercial unit of approximately 2,504 ft<sup>2</sup>, with additional external terrace. The premises is located in The General, BS1, overlooking the floating Harbour, and within close proximity to Queen Square and the Harbourside. The property was previous let as a Spanish tapas bar/restaurant but would suit a variety of businesses (subject to obtaining the necessary consents), and is available to let on a new internal repairing and insuring basis (plus service charge). The current equipment is may also be available by separate negotiation.

## LOCATION

The General is a stunning and unique Grade II listed former hospital that was extensively redeveloped in 2020/2021 to provide luxury residential accommodation, with additional ground floor commercial units. The General is located in BS1 in the heart of Bristol City Centre, overlooking the floating harbour and within easy reach of Queen Square and the Harbourside.

## ACCOMODATION

The unit measures approx. 2,504 ft<sup>2</sup> (232.6 m<sup>2</sup>) and is arranged as a restaurant with extensive cooking facilities, and further benefits from a large outside terrace.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C valid until 23 July 2035.

## LEASE DETAILS

Offered to let on a new internal repairing and insuring basis, subject to estate service charge.

## 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. Each party to incur their own respective legal fees.

## PREMISE LICENSE

We understand the premises is currently licensed for the sale of alcohol between Sunday to Wednesday 12:00-00:00 and Thursday to Saturday 12.00-01:00.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £43,000, although we understand the current rates payable to be £10,802 (although the Rateable value is due to increase to £53,500 from April 2026).

## FLOOR PLAN

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

## VIEWINGS

By appointment.

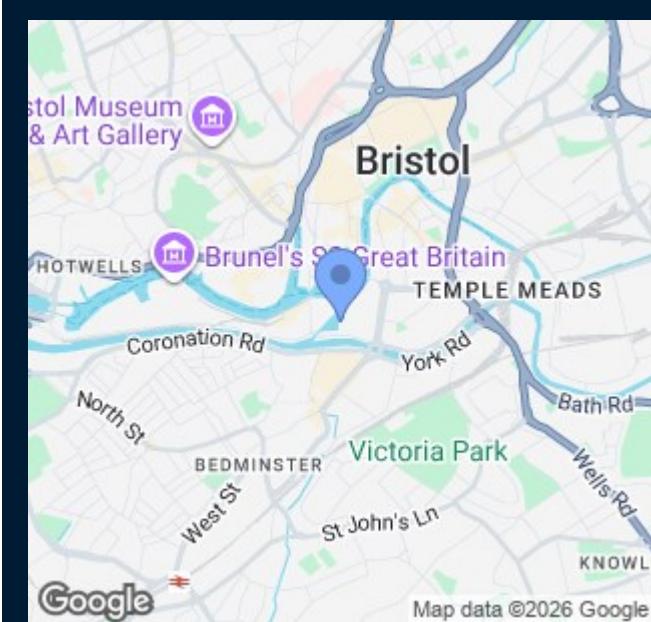
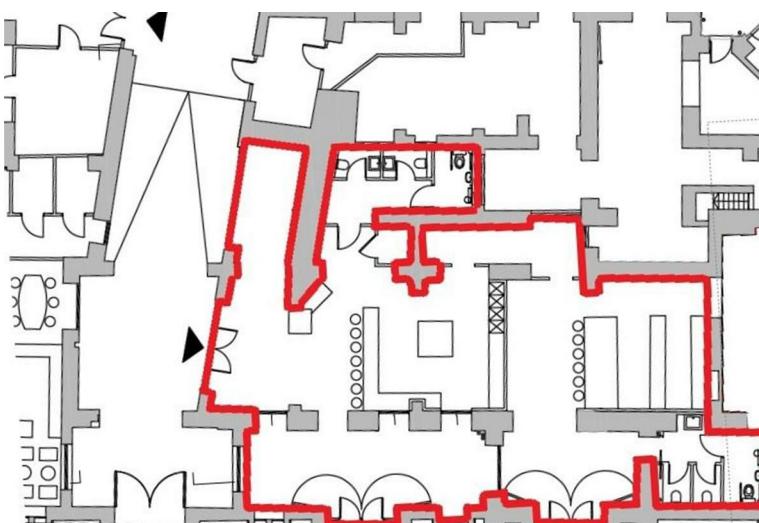
## VAT

All figures quoted are exclusive of VAT unless otherwise stated.

## 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.



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