

MAGGS & ALLEN

VAULTED CHAMBERS
CASTLE PARK
BRISTOL, BS2 0HQ

Rent on Application

- Located on Castle Park
- Bristol City Centre
- Former Cafe
- Commercial Extraction
- Partially Fitted
- Large Terrace
- New Lease Available
- Expressions of Interest Invited



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A unique opportunity to operate a Grade II Listed property, prominently positioned in Bristol city centre within the Castle Park regeneration area. Previously used as a café, the space includes a commercial kitchen with extraction/canopy and is partially fitted with a gas hob and refrigeration. Extending to approximately 1,200 ft², the property also has access to a large front terrace, offering outdoor seating.

As part of the regeneration of Castle Park, Bristol City Council is inviting Expressions of Interest from prospective tenants. Proposals will be assessed on financial viability and their contribution to wider park regeneration objectives including:

1. Deliver a viable and sustainable operation
2. Increase activity and vibrancy within Castle Park
3. Support community and cultural use
4. Contribute to the long-term stewardship of the park

Flexible lease terms and rent proposals are invited. Please refer to the Expressions of Interest document for further details.

EXPRESSIONS OF INTEREST

The premises is being offered to let by Bristol City Council, who are inviting Expressions of Interest from prospective tenants. Their interest is not purely financial, and consideration will be given to those looking to contribute to the local community and to the regeneration of Castle Park. Consequently, flexible lease terms and rent concessions may be considered.

Please contact Maggs & Allen for a copy of the Expressions of Interest information pack.

LOCATION

The cafe is located on Castle Park, adjacent to Castle Street, and within close proximity to Castle Bridge, in Bristol City Centre.

OUTSIDE

The premises benefits from the (shared) use of a large terrace to the front of the property providing further seating.

BUSINESS RATES

The Rateable Value with effect from 2026 is: To be confirmed.

FLOOR PLAN

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

The property is available on a new lease with flexible terms to be agreed. Lease length, rent and repairing responsibilities will be discussed with the preferred operator as part of the EOI process. For more traditional commercial operators, a standard fully repairing and insuring lease may also be considered. Each party to incur their own respective legal fees.

TENANT APPLICATION FEE

Following selection of a preferred applicant, reasonable due diligence checks may be undertaken. A fee of £300 plus VAT (£360 inc VAT) will be payable to cover associated costs. Accounts may be requested where available and a deposit and/or personal guarantee may be required.

CODE FOR LEASING BUSINESS PREMISES

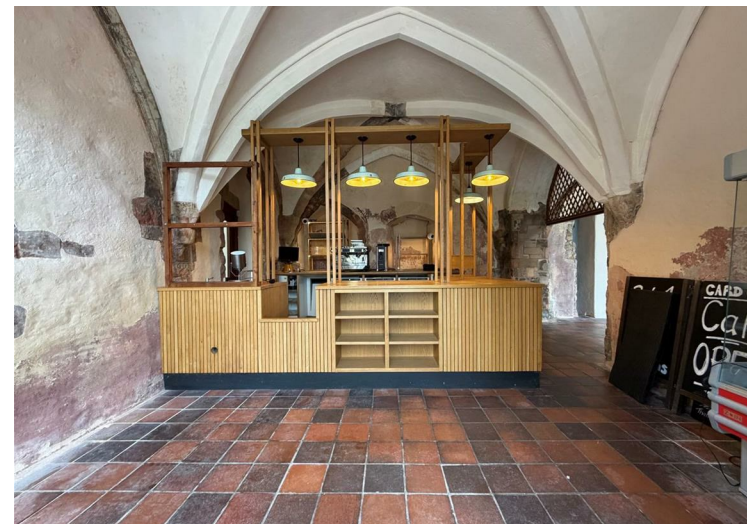
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

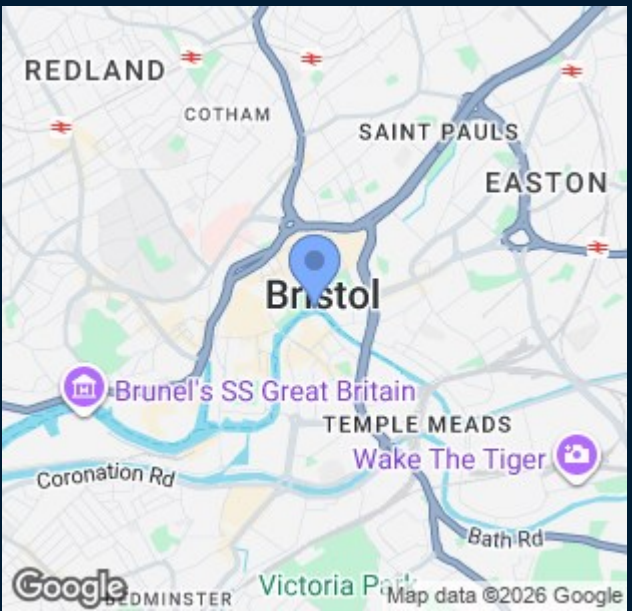
VIEWINGS

By appointment.

CONTROL OF ASBESTOS REGULATIONS

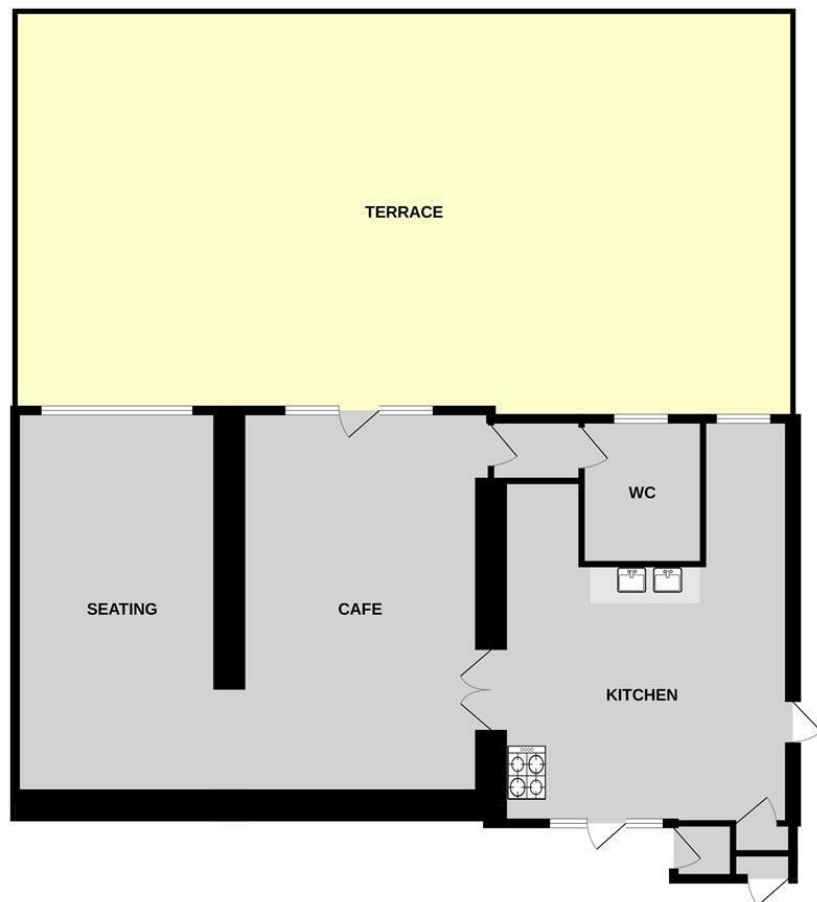
As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained 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.

GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**