

# MAGGS & ALLEN

UNIT 8 THE GENERAL,  
LOWER GUINEA STREET  
BRISTOL, BS1 6FU

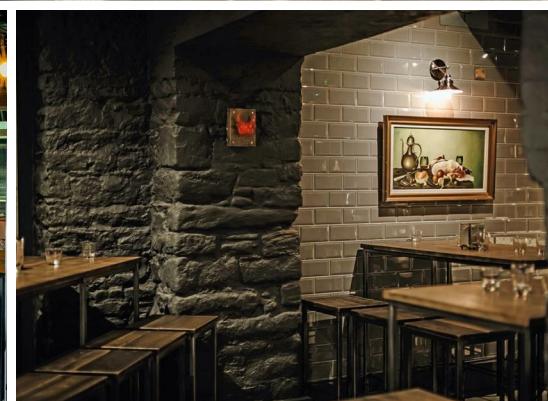
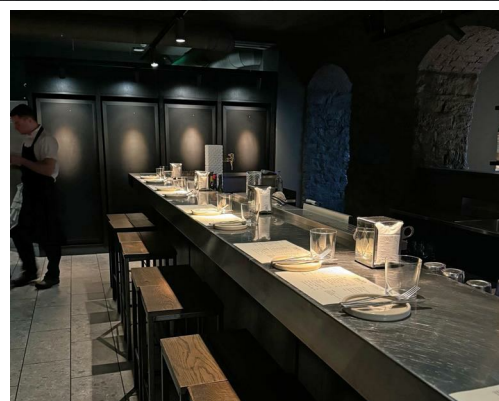
**Rent: £42,636 Per Annum**  
**Ingoing Premium: £100,000**

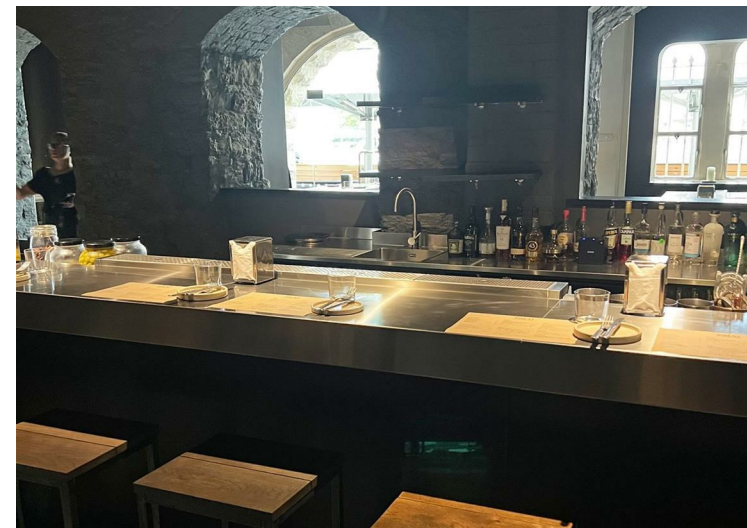
- City Centre/Waterfront Location
- Previously trading as Paco Tapas
- Fully Equipped / Extensive Inventory
- Lease For Sale
- Approx. 2,504 ft<sup>2</sup>
- Large Terrace
- Exceptional Grade II Listed Restaurant\*



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 purchase the lease of Paco's Tapas at The General, a beloved and fully operational Spanish tapas bar located in the heart of a vibrant heritage precinct. This turnkey business is offered with a full inventory of high-quality fixtures, fittings, and equipment, including a fully equipped commercial kitchen, stylish bar, and charming indoor dining area. The space is licensed, beautifully presented, and ready for immediate trade, making it ideal for an owner-operator or hospitality group looking to establish themselves in a thriving location.

## PREMIUM

A premium of £80,000 is sought for the assignment of the lease to include a comprehensive inventory.

## ACCOMODATION

The unit provides approximately 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.

## 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.

## LEASE DETAILS

The current lease is available for assignment, but the landlord has also indicated that they would consider a new lease (on an effectively fully repairing and insuring basis).

## PREMISE LICENSE

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

## 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.

## BUSINESS RATES

The Rateable Value with effect from April 2023 is £43,000, although we understand the current rates payable to be £10,802.

## FLOOR PLAN

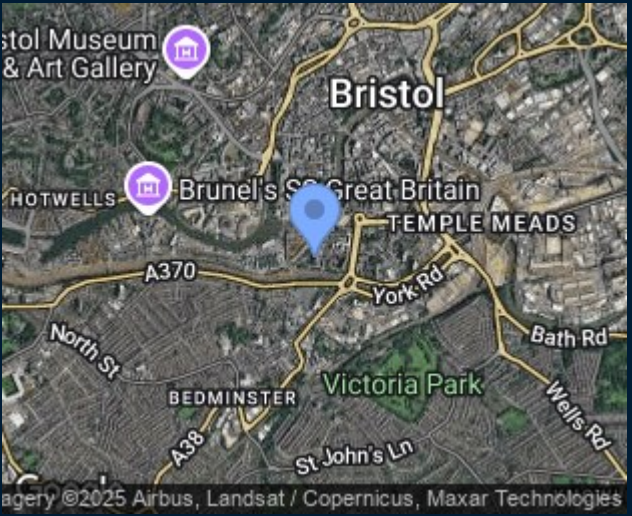
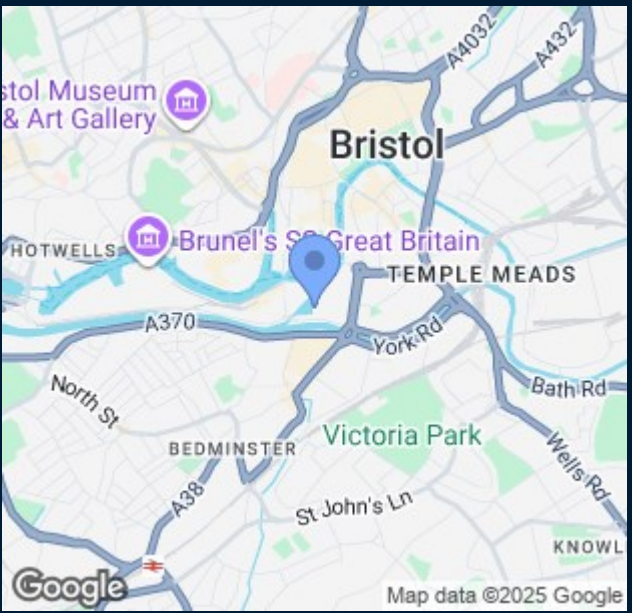
The floor plan is provided for indicative purposes only and should not be relied upon.

## VIEWINGS

By appointment.

## VAT

All figures quoted are exclusive of VAT unless otherwise stated.



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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