

LONDON COCKTAIL CLUB

37 TRIANGLE WEST, BRISTOL
BS8 1ER



FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE



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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The London Cocktail Club Limited who are ultimately owned by Nightcap Plc <https://nightcapplc.com/>
- Property arranged over ground, basement and two upper floors extending to 2,391 sq ft
- Current rent of £45,000 per annum increasing to £47,500 per annum in February 2026 and £50,000 per annum in February 2027
- Lease expires February 2049
- The rent is subject to five yearly open market rent reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £695,000 (6.2% NIY) and a reversionary yield of 6.5% in 2026 and 6.8% in 2027**
- **Virtual Tour**

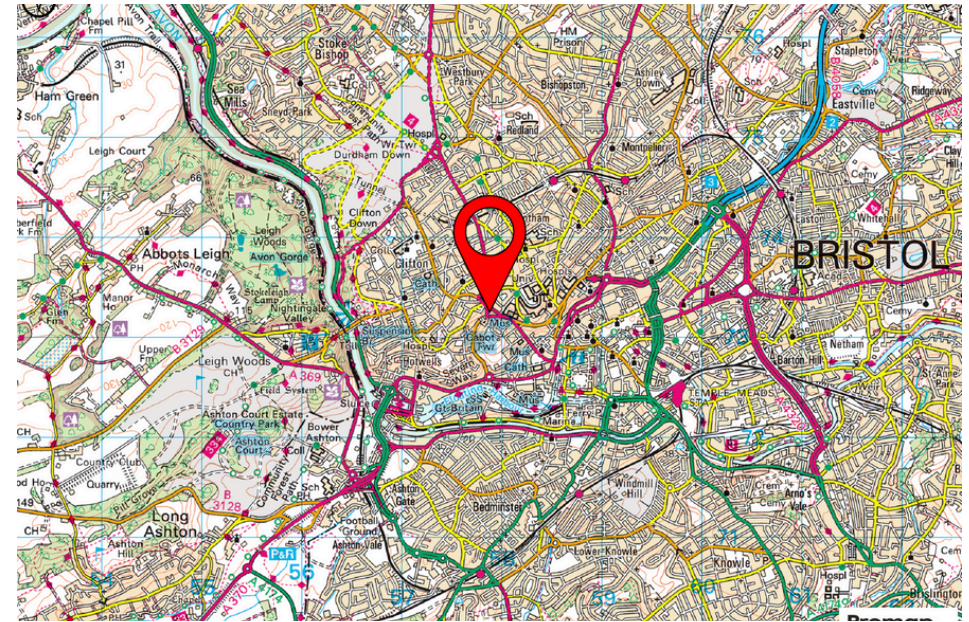
LOCATION

Located in the suburb of Clifton in the city of Bristol, 1.0 miles (1.6 kilometres) west of the City centre, 14.1 miles (22.6 kilometres) west of Bath and 42.8 miles (68.5 kilometres) south of Cheltenham.

The Cocktail Club is situated fronting Triangle West (A4108) in a mixed use area with nearby operators including Be at One, Wagamama, Five Guys and COSMO.

DESCRIPTION

The property comprises the ground, basement and two upper floors of a three storey end of terrace building with painted rendered elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides a central bar servery with seating for 31 customers (100 person capacity) and disabled WC to the rear.

Basement: Cellar and stores.

First floor: The first floors provides a private function room (50 person capacity) and customers WC's.

Second Floor: The second floor provides the managers accommodation which comprises a bedroom, kitchen/dining room and bathroom.

VIRTUAL TOUR

<https://vt.ehouse.co.uk/kUqiLyLK2xL>

TENURE

The property is held freehold (Title Number AV224589).

TENANCY

The entire property is let to The London Cocktail Club Limited on a 25 year lease from 14 February 2024 at a current rent of £45,000 per annum, with stepped increases to £47,500 per annum from 14 February 2026 and £50,000 per annum from 14 February 2027 which is also subject to five yearly open market reviews thereafter. A rent deposit of £22,500 is held by the landlord.

Nightcap PLC <https://nightcapplc.com> operates 46 venues across England and Wales across their brands of Adventure Bar Group, The Cocktail Club, Barrio Familiar and Dirty Martini. For the 52 weeks to 2 July 2023, The group posted revenue of £46.4m from 47 venues an increase from £31.0m the previous year when the group operated 31 venues.



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PLANNING

The property is located within Park Street and Brandon Hill Conservation Area, however, the property is not listed.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

D-98.

TERMS

We are instructed to invite offers in excess of £695,000 (6.2% NIY) and a reversionary yield of 6.5% in 2026 and 6.8% in 2027 assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

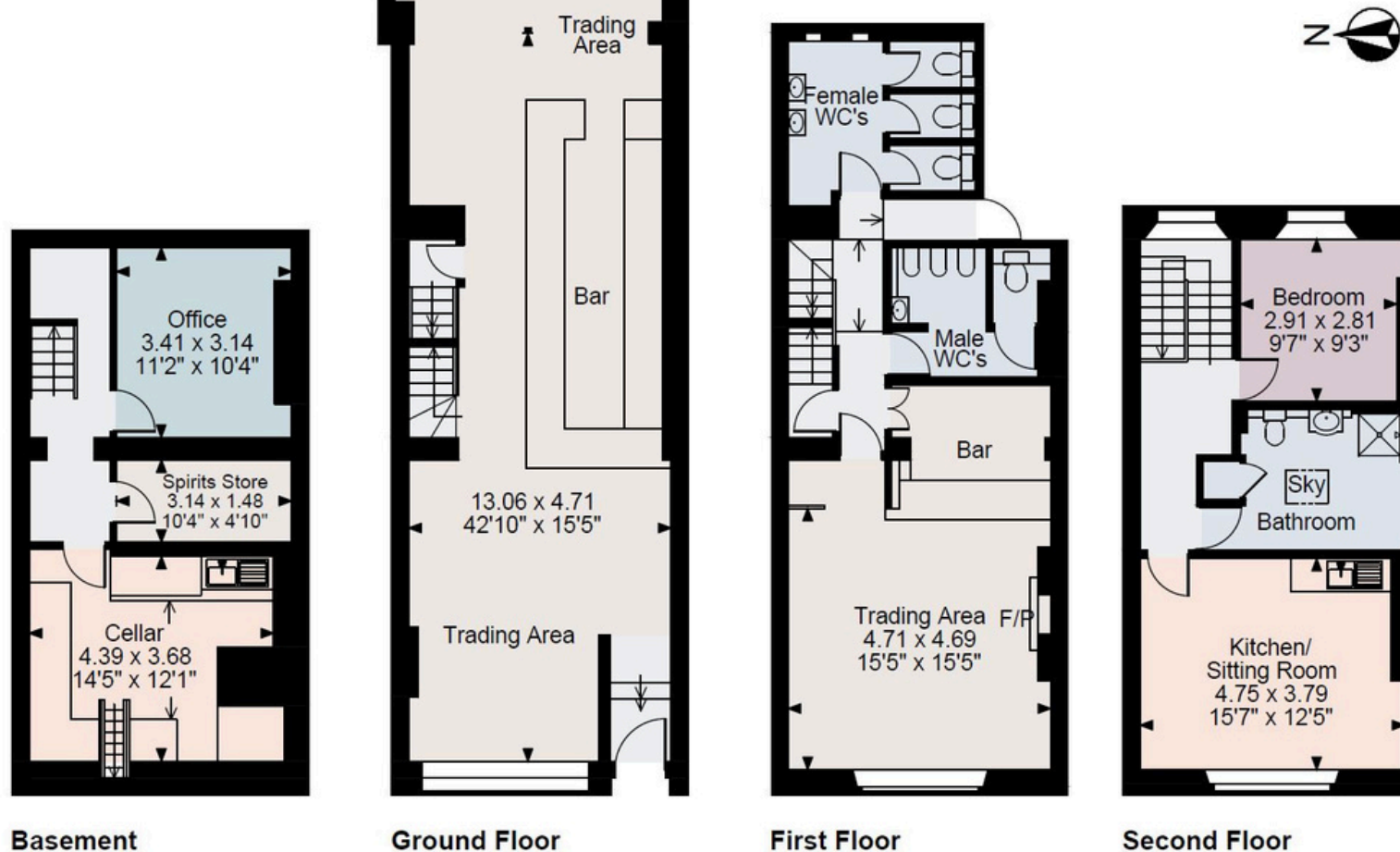
SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: https://sites.savills.com/tavernportfolio/en/page_171175.php



London Cocktail Club, Bristol

Basement gross internal area = 456 sq ft / 42 sq m
 Ground Floor gross internal area = 845 sq ft / 79 sq m
 First Floor gross internal area = 608 sq ft / 57 sq m
 Second Floor gross internal area = 482 sq ft / 45 sq m
 Total gross internal area = 2,391 sq ft / 222 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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