

BOARDROOM

20 St. Nicholas Street, Bristol, BS1 1UB



Key Highlights

- Freehold public house investment
- Entire property let to The Boardroom Bristol Limited
- Current rent of £65,110 per annum
- Lease expires November 2025
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- The property is arranged over ground, basement and two upper floors and extends to 3,956 sq ft
- We are instructed to invite offers in excess of £900,000 (6.85% NIY) which reflects a low capital value of £228 psf
- Business unaffected by sale
- The tenant's lease is also available by way of a separate negotiation
- **Virtual tour**
- **Google Street View Link**

SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 207 409 8178

[savills.co.uk](https://www.savills.co.uk)

savills

Location

Located in the City of Bristol on the River Avon, 13 miles (20.8 kilometres) north west of Bath and 35 miles (56 kilometres) south of Gloucester. Bristol has a population of 465,866 and is home to the University of Bristol and the University of West of England with a combined student population in excess of 54,000.

The Boardroom occupies a prominent position fronting St Nicholas Street in the Old City. National operators such as Revolution and Slug & Lettuce are located within the immediate vicinity along with a number of independent operators.

Description

The property comprises the ground, basement, first and second floor of an end of terrace building with painted elevations beneath a flat roof.

Accommodation

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating provided on loose tables and chairs for approximately 45 customers.

First Floor: The first floor comprises a function room with it's own independent entrance, stores and former trade kitchen.

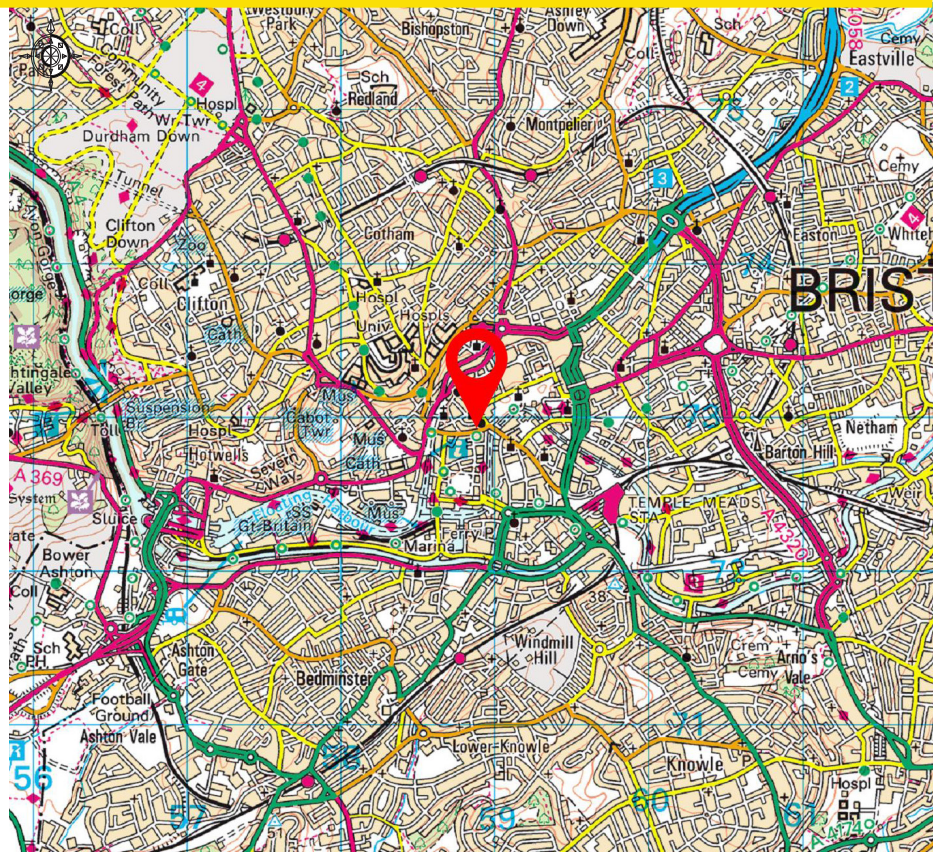
Second Floor: The second floor provides manager's accommodation comprising three bedrooms, bathroom, separate WC and office.

Externally: There is seating for 30 customers to the front elevation by way of a pavement licence.

Basement: Beer cellar and customer WC's.

Tenure

The property is held freehold (Title Number AV245461).



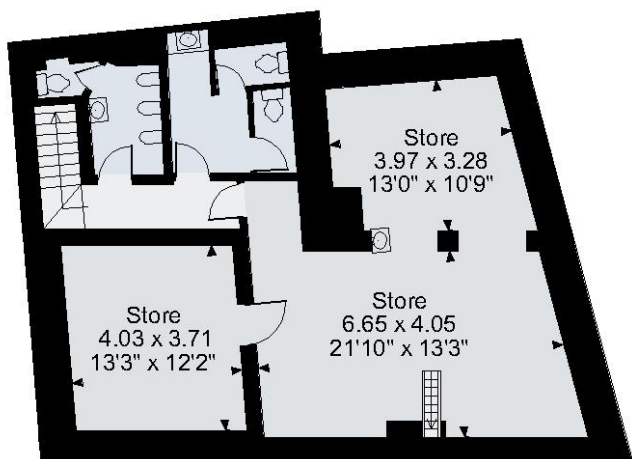
SAVILLS LONDON
33 Margaret Street
London W1G 0JD

+44 (0) 207 409 8178

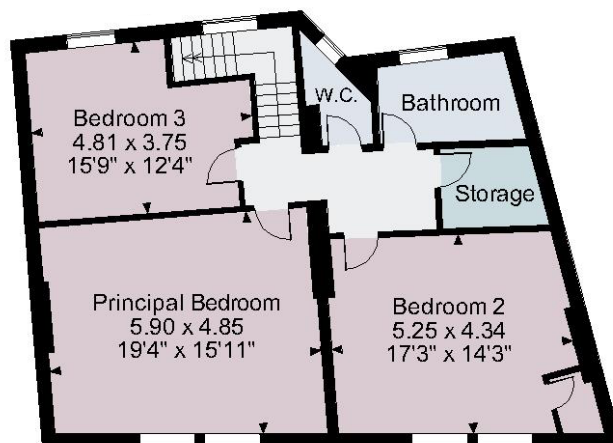
savills.co.uk

savills

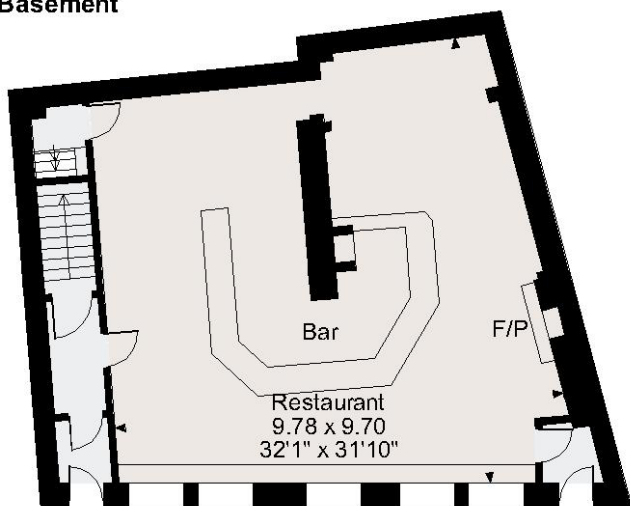
The Boardroom, Bristol
 Basement gross internal area = 909 sq ft / 84 sq m
 Ground Floor gross internal area = 1,037 sq ft / 96 sq m
 First Floor gross internal area = 1,007 sq ft / 94 sq m
 Second Floor gross internal area = 1,003 sq ft / 93 sq m
 Total gross internal area = 3,956 sq ft / 367 sq m



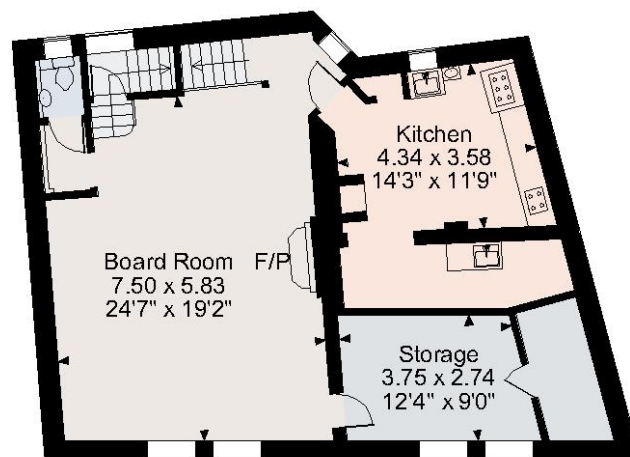
Basement



Second Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8532542/OHL

Virtual Tour

<https://vt.ehouse.co.uk/WYS5ztH7qEL>

Tenancy

The entire property is let to The Boardroom Bristol Limited on a 10 year lease from 4 November 2015 at a current rent of £65,110 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £13,796 is held by the landlord.

Planning

The property is Grade II Listed and situated within the City and Queen Square Conservation Area.

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

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 that the purchasing entity is VAT registered.

EPC

In the course of preparation.

Fixtures & Fittings

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

Terms

We are instructed to invite offers in excess of £900,000 (6.85% NIY) assuming the usual purchasers costs which reflects a low capital value of £228 psf.

The tenant's lease is also available by way of a separate negotiation.

Money Laundering

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

Viewings & Contacts

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.

Contact

Adam Bullas
+44 (0) 7812 965 395
abullas@savills.com

Francis Meredith
+44 (0) 7738 524 728
francis.meredith@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | March 2024

savills