

# Matthew Phillips Surveyors

Licensed | Leisure | Commercial Property



**Freehold Bristol Bar/Restaurant on Gloucester Road Circuit.  
For Sale £499,950 / May let.**



**Gloucester Road Alehouse, 99 Gloucester Road, Bishopston, Bristol, BS7  
8AT**

[Virtual Tour](#)

- Prominent Bar / Restaurant on Gloucester Road circuit. See link to 3 D Tour below.
- Adjoins numerous independent bar, restaurant, coffee shop and food and drink outlets
- Open plan trading areas at ground and first floor. Flat at second floor level.
- High quality fit out throughout. Of interest to bar and restaurant operators and investors

**Freehold asking price £499,950 subject to contract and exclusive of VAT where chargeable. Alternatively, the property may be available To Let with an option to buy the freehold on terms to be agreed.**

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## LOCATION

The Alehouse benefits from a prominent frontage to the Gloucester Road A38, within the busy mixed commercial and residential area of Bishopston, adjoining and opposite various small artisan shops, bars, restaurants and coffee shops and is central to the Gloucester Road circuit.

Bishopston and the similar adjoining areas of The Arches, Coltham, Montpelier, St Andrews and Redland, are popular with students and young professionals and provide an immediate local diverse catchment. In addition, the reputation of the Gloucester Road for its range of independent food and drink offerings attracts trade from the whole of Bristol.

Bristol City Centre lies 1 mile to the south, directly accessible via the A38.

## DESCRIPTION

The property, which forms part of a parade of shops, is an attractive 3 storey brick building beneath a pitched tiled roof with stone features and mullion windows to the ground floor and with "brewers tudor" features to the upper floors.

## ACCOMMODATION

### Ground Floor

Entrance lobby providing access to the Alehouse and separate private access to the second floor flat. Open plan trading area with oak bar counter, part timber part tiled floor, timber servery, part exposed brick walls, feature spiral staircase, ladies' customer lavatories, fully fitted catering kitchen with extraction.

### First Floor

Open plan trading area with timber floor, part exposed brick walls, perimeter button backed fixed seating, gentlemen's customer lavatories.

### Basement

The beer cellar is in the basement.

### Second Floor

The flat comprises double bedroom, lounge, kitchen, box room and bathroom.

The Materport 3 D Tour system confirms that the gross internal area at ground floor is circa 1071sf and the first floor is circa 632sf. The basement is circa 663sf.



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## GENERAL INFORMATION

### Tenure

The property is freehold and is available with vacant possession, other than the second floor flat which is on an Assured Shorthold Tenancy at a current rent of £12,000 pa.. A letting may be considered.

### Business

The business has traded successfully over recent years as a busy alehouse with up to 6 rotating cask ales on offer. This is supplemented with a food offer which is currently centred on artisan pizzas. There is a clear opportunity to further build on the business either within its existing format or to change the style of operation and progress trade as part of the diverse range of independent businesses on the Gloucester Road circuit. Accounting information will be made available to bona fide applicants following inspection.

TUPE - No staff will transfer under the TUPE regulations.

### Services

All main services are connected

### Licences

The property holds a premises licence permitting the sale of alcohol from 10:00 hrs to 00:00 hrs Monday to Sunday.

### Town & Country Planning

The property is not listed but is within a Conservation Area.

### Fixtures & Fittings

All usual trade fixtures and fittings are included with the exception of a nominal number of 3rd party items. An inventory will be made available. The fixtures and fittings in the flat are excluded.

### Stock in Trade

Stock in trade will be bought at valuation.

### Rating Assessment

The RV is £25,500 which will reduce to £10,750 wef April 2023.

## ASKING PRICE

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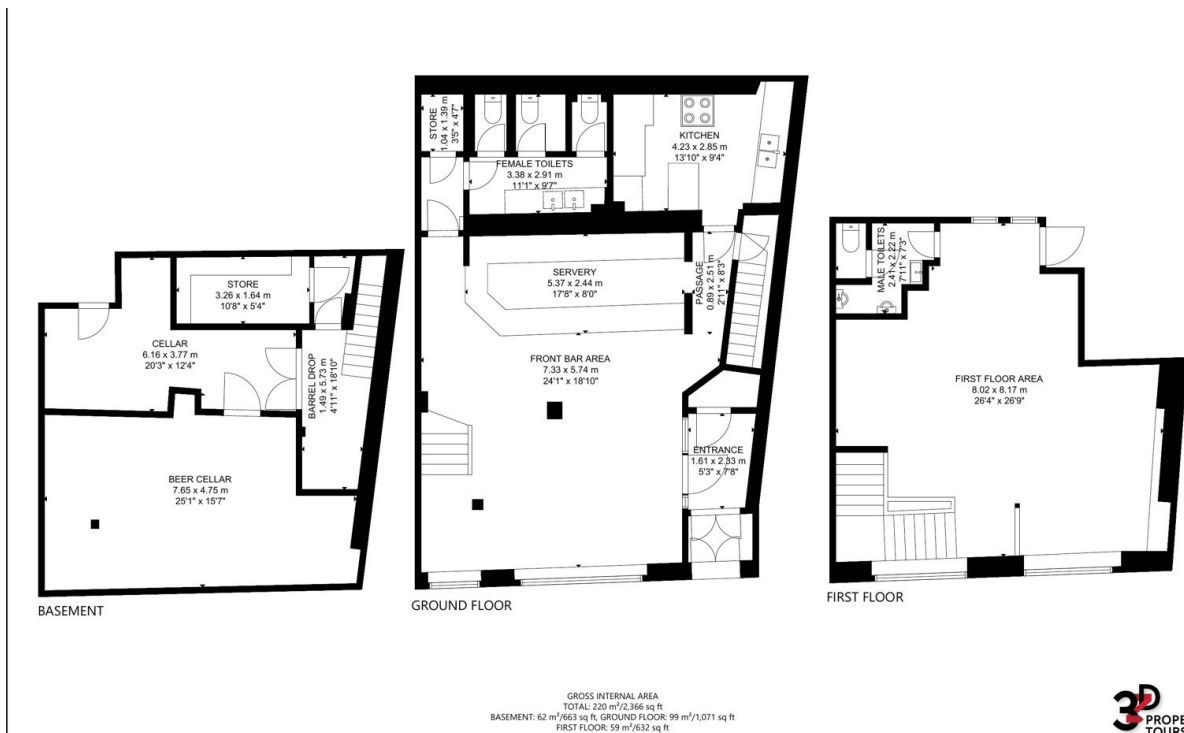


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