



MAGGS & ALLEN

25 MINA ROAD
ST WERBURGH, BRISTOL, BS2 9TA

£32,000 Per Annum

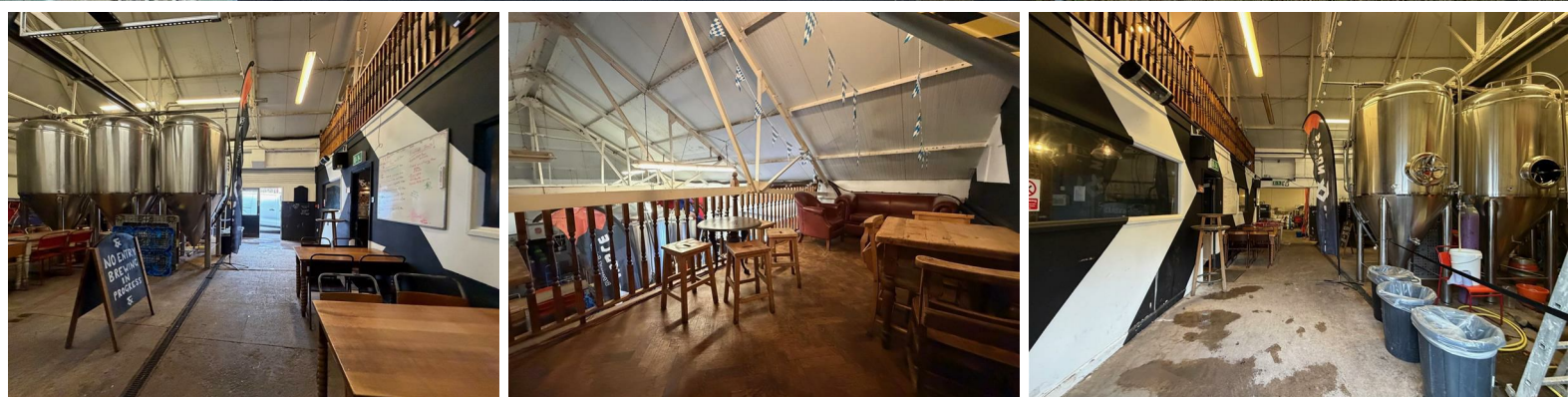
- Confidential Sale
- Brewery Lease For Sale
- Established approx. 10 years.
- Large Courtyard
- Central Location



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

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A fully equipped and actively trading brewery and venue, extending to approximately 2,850 ft², prominently located in a central position in St Werburghs. The brewery has been successfully established for around 10 years, trading as Fierce and Noble. The unit further benefits from an enclosed courtyard, currently utilised as an on-site function and bar area. An assignment of the existing lease is available, subject to an incoming Premium of £150,000, which includes all brewing and associated equipment.

As the business is actively trading, no approach should be made to staff, and the availability is to be treated with the strictest confidence.

LOCATION

The site is located on Mina Road, St Werburghs, within easy reach of Bristol City Centre and the M32.

BUSINESS RATES

The Rateable Value with effect from April 2026 is £27,750.

OUTSIDE

The unit benefits from a large and enclosed courtyard to the side providing loading access to the unit, and customer seating.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C. Valid until 13 January 2031.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

LEASE DETAILS

An assignment of the current lease is available, for a term of 6 years which commenced in November 2021. We understand the lease is drafted on a fully repairing and insuring basis, at a passing rent of £32,000pa. A copy of the lease is available on request. Each party to incur their own respective legal fees, although an undertaking for the landlords legal fees will be requested.

PREMIUM

A premium of £150,000 is sought for the lease to include the full brewery equipment.

FLOOR PLAN

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

TENANT APPLICATION FEE

The incoming 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.

CODE FOR LEASING BUSINESS PREMISES

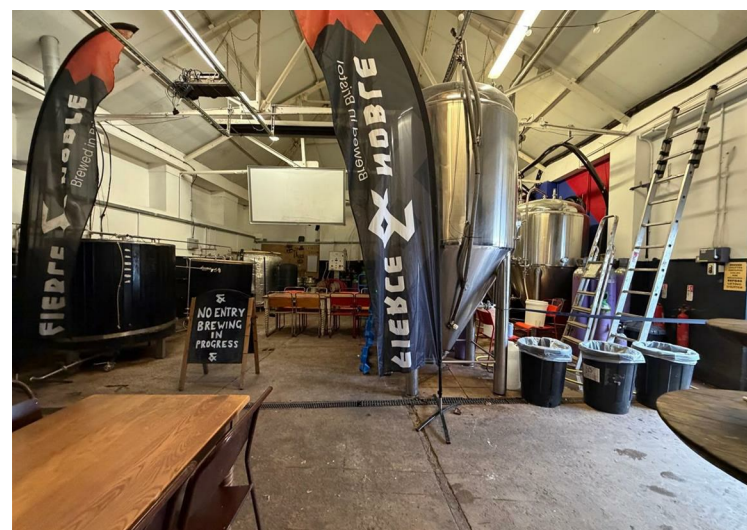
We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

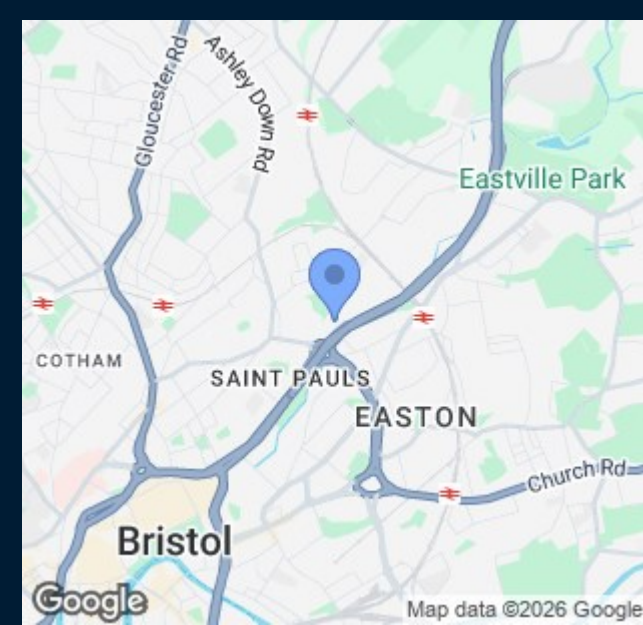
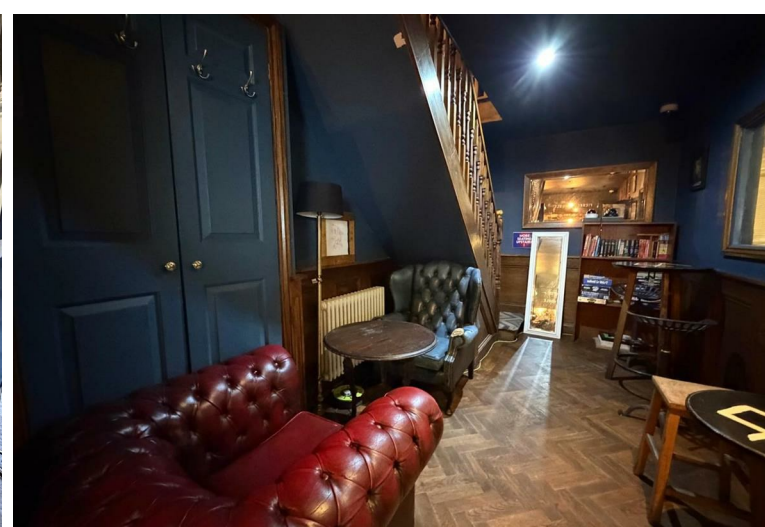
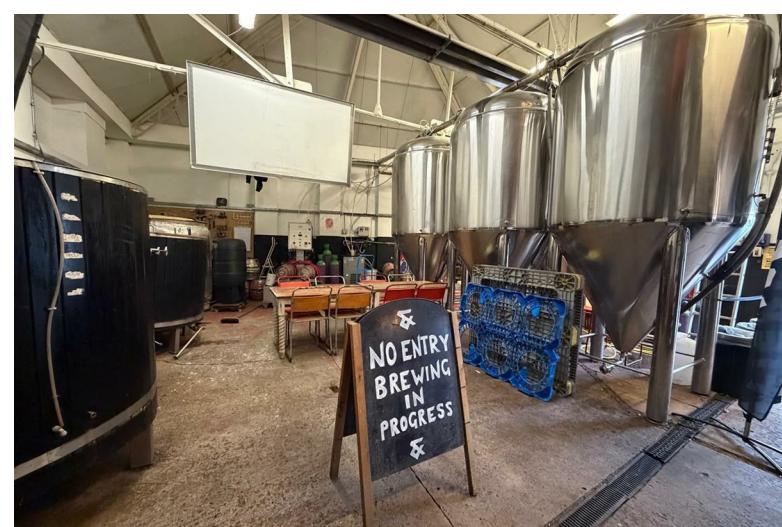
CONTROL OF ASBESTOS REGULATIONS

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.

VIEWINGS

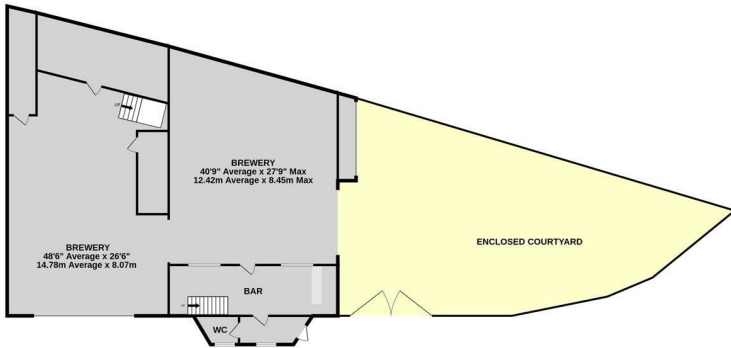
By appointment.



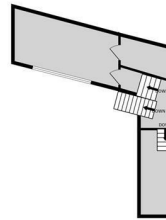


Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that 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
2500 sq.ft. (232.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 2853 sq.ft. (265.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

**MAGGS
& ALLEN**