

*A rare A3 leasehold opportunity in one of Bristol's most vibrant areas.*



87-89 Park Street, Bristol BS1 5PJ | 7,497 sq.ft. 696.5 sq.m.

**TO LET**



# Bristol is buzzing.

Named 'Best place to live in the UK' by The Sunday Times in 2017, the 'capital of the south west' is rapidly building a reputation for its thriving creative and hi-tech industries as well as its brilliant food and drink scene, diversity and culture.

In the heart of Bristol sits Park Street with a great selection of trendy boutiques, music and book shops, bars, clubs and restaurants. At one end you'll find Bristol Cathedral and College Green, at the other, Bristol University's famous Wills Memorial Building. Somehow, between the two, there's even room to squeeze in a couple of Banksy's...

**Sapcote's is delighted to offer for let this impressive, characterful 7,497 sq ft former bookshop (converted into a stunning restaurant) on Park Street.** This Grade II listed property retains many of its original features and has been tastefully converted to accommodate 240 covers over three floors, as well as a private dining room for 28 guests.

The potential to create a spectacular new restaurant - and build a reputation as one of Bristol's top food destinations - is awaiting...

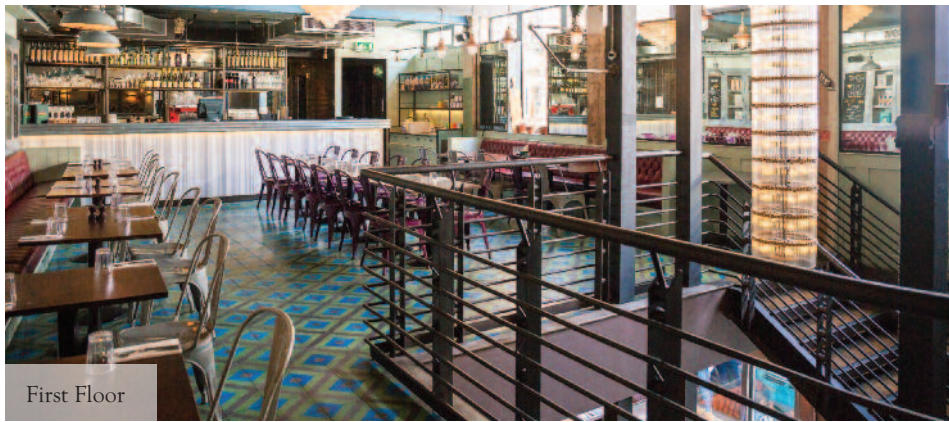




Private Dining Room



Ground Floor



First Floor



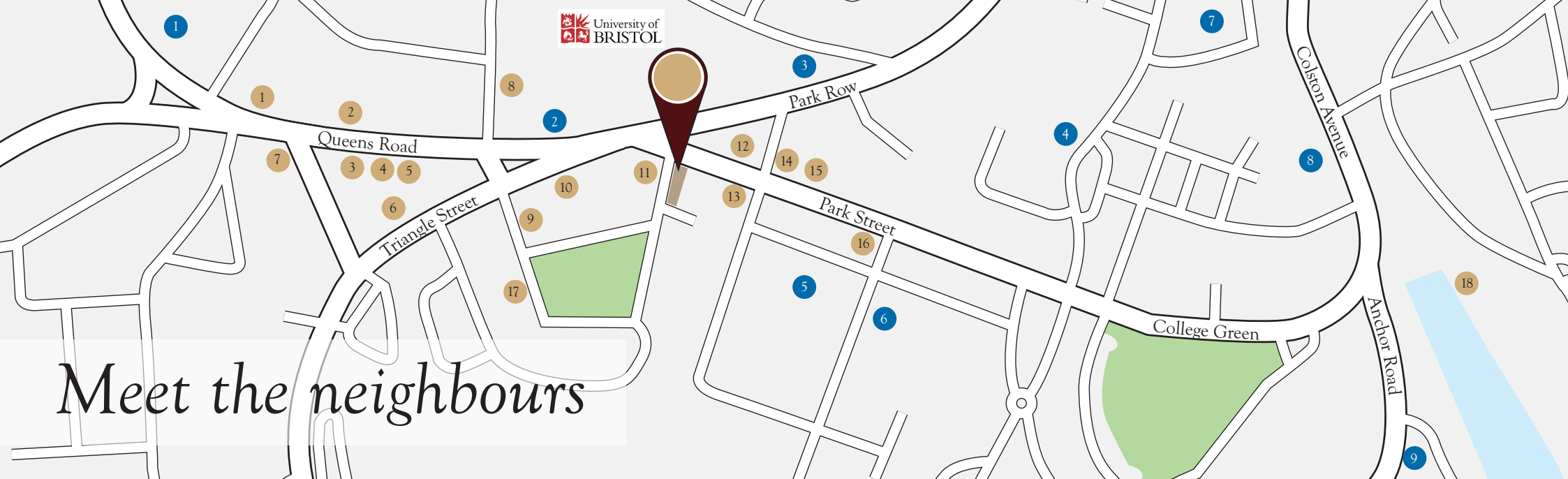
View of the University



Lower Ground Floor



Mezzanine Level




















# Meet the neighbours



87-89 Park Street,  
Bristol BS1 5PJ

Given its central location, Park Street unsurprisingly attracts a wealth of national brands as well as cherished independents. If that's not enough, you'll find some of Bristol's top tourist attractions here too.

## Places to eat and drink:

- |   |   |    |   |    |  |
|---|---|----|---|----|--|
| 1 |    | 7  |    | 13 |               |
| 2 |   | 8  |   | 14 |              |
| 3 |  | 9  |  | 15 |             |
| 4 |  | 10 |  | 16 |             |
| 5 |  | 11 |  | 17 |             |
| 6 |  | 12 |  | 18 | Waterfront bars and restaurants including; All Bar One, Pizza Express, Slug & Lettuce and Prezzo |

## Places to visit: (within 10 mins walk)

- |   |   |    |   |
|---|---|----|---|
| 1 |    | 7  |    |
| 2 |   | 8  |   |
| 3 |  | 9  |  |
| 4 |  | 10 |  |
| 5 |  |    |   |
| 6 |  |    |   |

# Accommodation

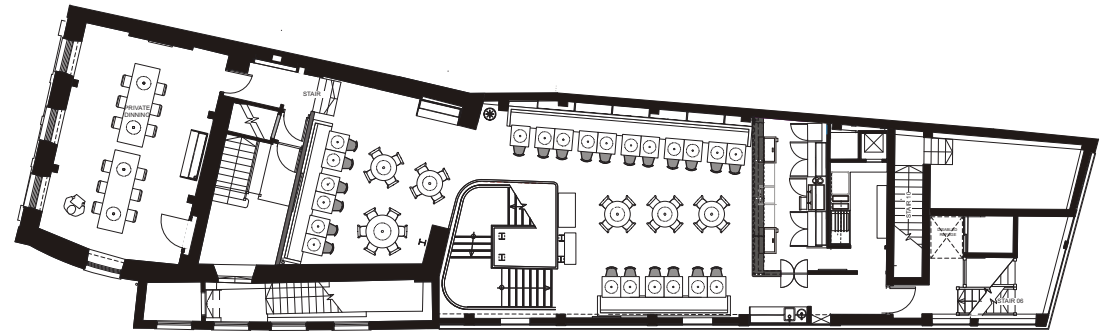
The restaurant is arranged over basement, ground, mezzanine and first floors and provides the following approximate net internal floor areas:



## First Floor

1,827 sq.ft. 169.7 sq.m.

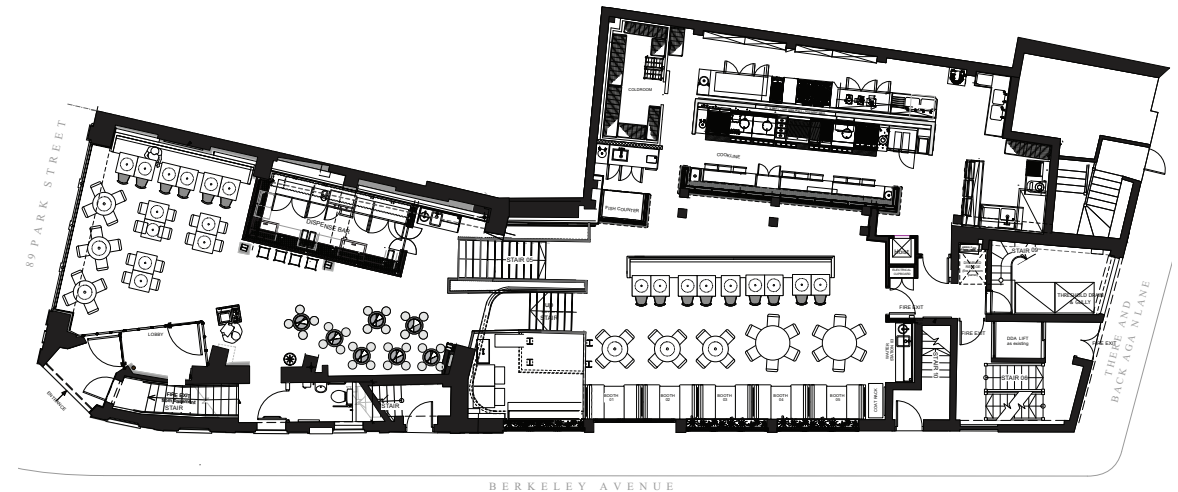
- Private Dining Room
- Bar
- Approx. 90 Covers



## Ground and Mezzanine Level

4,270 sq.ft. 396.7 sq.m.

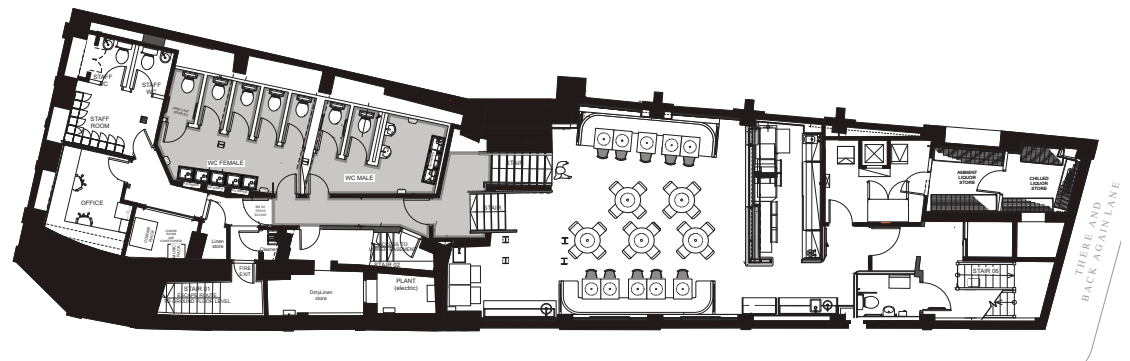
- Bar
- Approx. 110 Covers



## Basement and Upper Basement

1,400 sq.ft. 130.1 sq.m.

- Approx. 40 Covers
- Toilets
- Staff room
- Office



# Take your place in the centre of Bristol's thriving restaurant scene



*At the heartbeat of student life,  
Park Street is popular with the 57,000  
students from Bristol's two Universities,  
as well as teaching and support staff*

**TENURE.** The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The lease will be contracted within the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II.

**BUSINESS RATES.** We are verbally advised by the local authority the premises have been assessed for rating purposes as follows: Rateable Value: £138,000 UBR: 49.3p Rates Payable: £68,034  
Interested parties are advised to verify the above with the local authority.

**TIMING.** Subject to vacant possession the premises are available from Spring 2018.

**VAT.** Rent, service charge and insurance are subject to VAT.

**LEGAL COSTS.** The ingoing tenant is to be responsible for their own legal costs together with the Court Registration fee.

**EPC.** An EPC is available upon request.

To find out more about this unique opportunity at 87-89 Park Street, contact:



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These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

Misrepresentations Act 1967. Properties are offered subject to availability. We reserve the right to vary prices and to improve or change specifications.

PS/DL 03/17

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