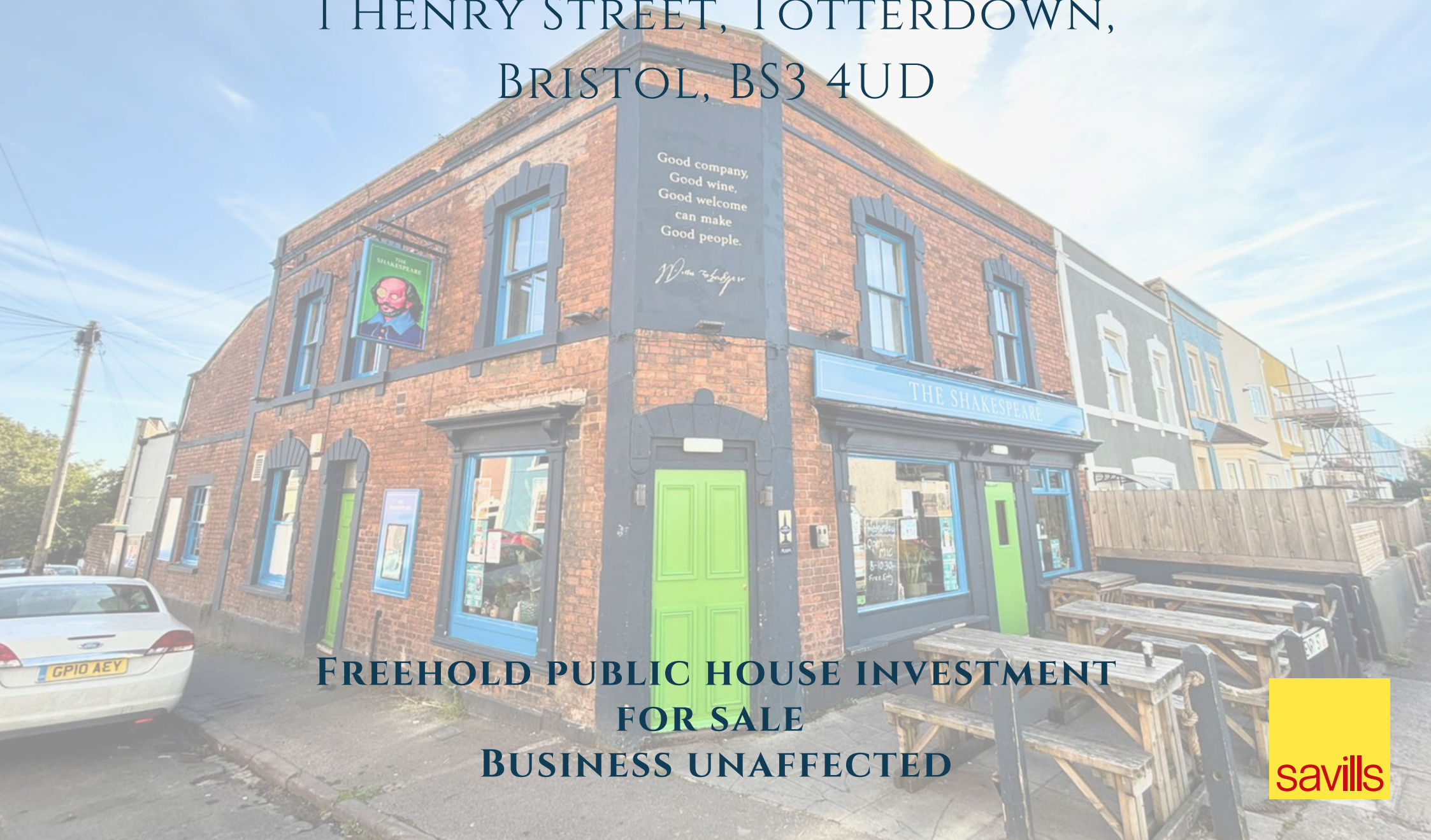


# SHAKESPEARE

1 HENRY STREET, TOTTERDOWN,  
BRISTOL, BS3 4UD



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE  
BUSINESS UNAFFECTED**





Good company,  
Good wine,  
Good welcome  
can make  
Good people.

*William Shakespeare*



THE SHAKESPEARE

GPI0 AEY

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# SHAKESPEARE, 1 HENRY STREET, TOTTERDOWN, BRISTOL, BS3 4UD

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Guerrilla Pub Company Limited
- Site extending to 0.053 acres
- Current total income is £81,354 per annum, comprising rent and tie release fee
- Lease expires September 2029
- The rent and tie release fee are both subject to annual rent reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%
- Lease contracted outside the Landlord and Tenant Act 1954 (Part II)
- **We are instructed to invite offers in excess of £825,000 (9.34% NIY)**
- Business unaffected by sale

## LOCATION

Located in the suburb of Totterdown 0.9 miles south east of the city of Bristol.

The Shakespeare is situated on a corner plot fronting both Henry Street and William Street in a suburb of terraced housing and retail units. A short distance to the south is Totterdown with shops, pubs and eateries including The Thunderbolt and The Oxford, Mrs Brown's Café and Pizza Me. A short walk to the north is Bristol city centre.

## DESCRIPTION

The property comprises the basement, ground and first floor of a two storey end of terrace building with exposed brick elevations beneath a flat roof.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

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**Basement:** The basement provides cellar and stores.

**Ground:** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 45 customers. Ancillary areas include a small trade kitchen and customer WC's.

**First Floor:** The first floor comprises the managers accommodation of a kitchen, two double bedrooms, one single bedroom, living room, office and bathroom.

**Externally:** There is a split level paved garden to the rear with seating on loose tables and chairs for 30 customers. Additional seating is provided to the front elevation for a further 16 customers.

## TENURE

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The property is held freehold (Title Number BL36399).

## TENANCY

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The entire property is let to Guerilla Pub Company Limited on a 5 year lease from 9 September 2024 at a current rent of £30,334 per annum and an annual tie release fee of £51,020, which are both subject to annual reviews reflecting the change in the RPI over the preceding 12 months, subject to a minimum increase of 2% and a maximum increase of 6%. A rent deposit of £7,394 is held by the landlord. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954

## PLANNING

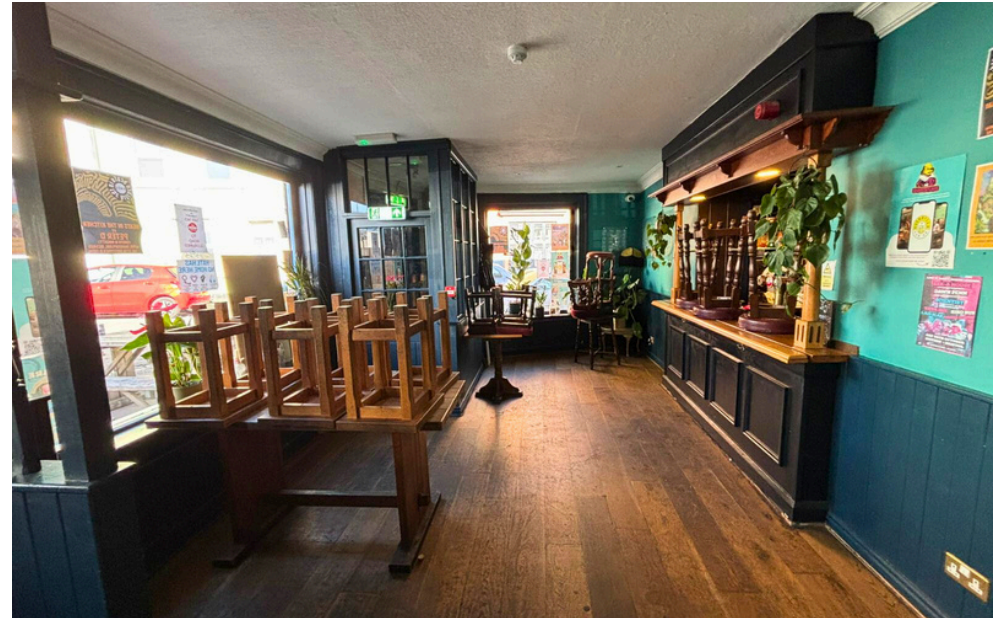
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The property is not listed or situated within a conservation area.

## VAT

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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

C-59

## TERMS

We are instructed to invite offers in excess of £825,000 (9.34% NIY) 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 purchasers. Prospective purchasers will need to provide proof of identity and residence.



**SHAKESPEARE, 1 HENRY STREET TOTTERDOWN, BRISTOL, BS3 4UD**

**savills**

## SIMILAR INVESTMENT OPPORTUNITIES

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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/stonegateportfolio>

## VIEWINGS

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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.

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