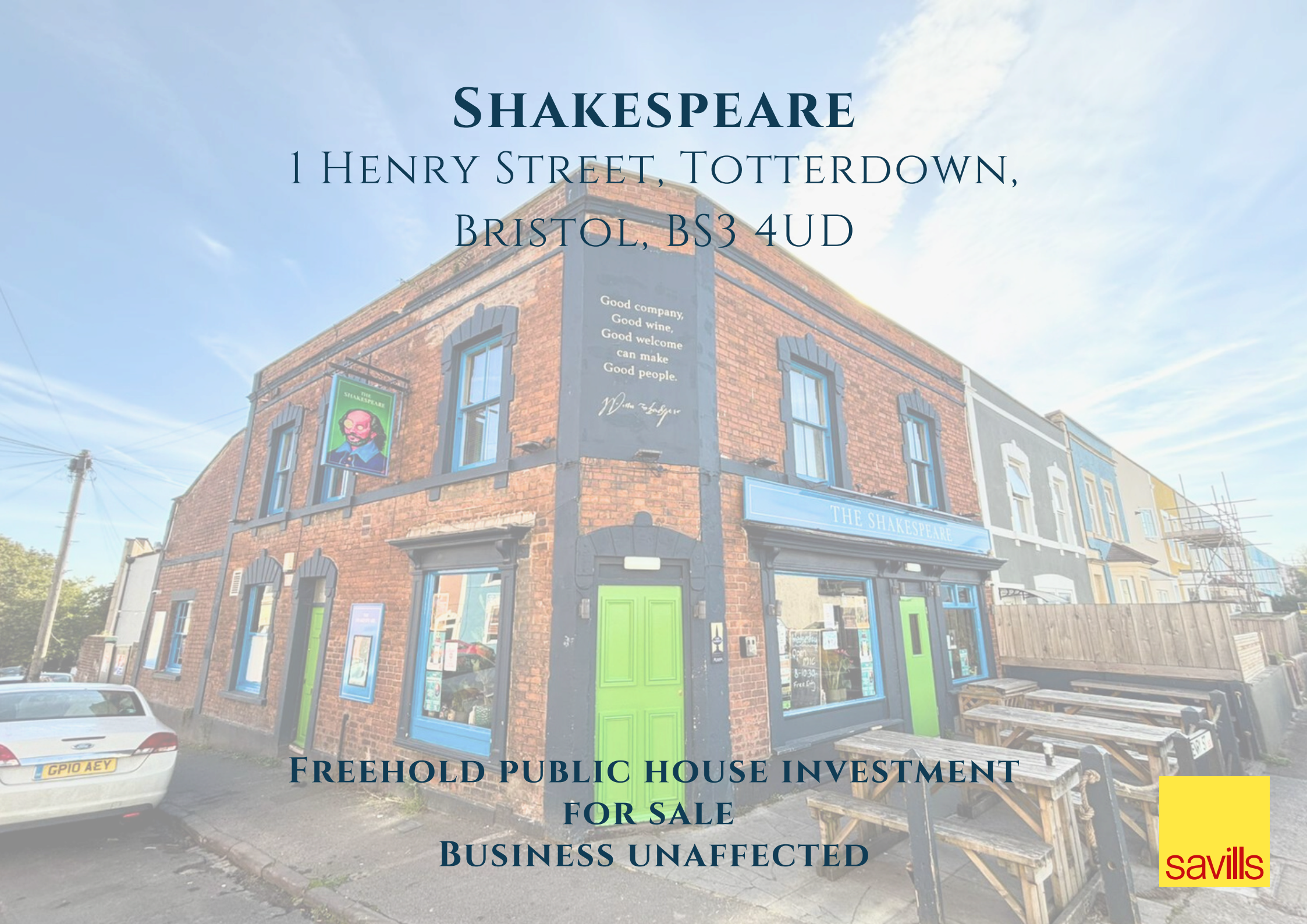


SHAKESPEARE

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

100

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 £1,110,000 (6.92% 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

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

The property is held freehold (Title Number BL36399).

TENANCY

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

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

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 the purchasing entity is VAT registered.



EPC

C-59

TERMS

We are instructed to invite offers in excess of £1,110,000 (6.92% 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.



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SIMILAR INVESTMENT OPPORTUNITIES

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

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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