

Matthew Phillips Surveyors

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## The Clifton

16 Regent Street, Clifton, Bristol, City Of Bristol, BS8 4HG  
Clifton, Bristol - Public House To Let on new 10 year lease





## Key Features

- Rare opportunity to operate prominent pub in heart of popular Clifton circuit
- Deceptively large open plan trading area with potential for circa 80 covers - total ground floor circa 3000sf (unmeasured).
- Opportunity to convert upper floors for excellent living accommodation and/or letting rooms, AirBNB units.
- Property closed. Refurbishment and Investment opportunity.
- New 10 year lease available FRI terms at rent of £45,000 pa..

## Location

The property enjoys a prominent location within the centre of Clifton on the main evening entertainment circuit and forming part of the popular retail run. The property fronts Regent Street and adjoins a number of popular bars and restaurants, mainly independent retail units and there are a range of good quality affluent housing and student flats within the immediate vicinity. Clifton is situated 2 miles north west of Bristol City Centre and is one of the most desirable locations within the City to live as well as a popular tourist centre. Clifton has a population of approximately 13,000 (Wikipedia Census area profile 2024) .

## Description

The mid-terrace property which is Grade II listed, is of three storey stone construction with rendered and painted elevations beneath a mansard roof with parapet. There is a central single storey extension with rooflight with forms the rear of the trading area and also a further two storey extension to the rear of the site. The site area extends to 0.078 acres and the total footprint is 3045 sq. ft. (Source Nimbus Maps).

[Google Street View](#)

## Accommodation

### Ground Floor

Front entrance lobby with separate entrances to the trading area and to the staircase to the upper floors. The trading area comprises an open plan Bar of circa 3000sf with servery and seating area to the front with virtual full height "shop front" and in total seating for circa 30 customers. The Bar opens out into a rear area which is similarly fitted and includes a central rooflight providing natural light throughout, a recently developed galley kitchen with servery and seating for a further 50 customers. The trading area is attractive with timber flooring, timber panelling to dado height and includes air comfort units. The Ladies, Gentlemen's and an Accessible lavatory/ Baby Changing facility are located off the rear trading area.

### First Floor

The accommodation at first floor comprises a kitchen, lounge and a bathroom.

### Second Floor

Two bedrooms, lounge, WC and a staircase leading to attic space comprising three further bedrooms, lounge and kitchen.

NB The property is closed. The trading area requires redecoration and refitting as does the catering kitchen. The upper floors similarly require redecoration and offer the opportunity to provide excellent manager's /staff quarters or separate flats, letting or AirBnB units. See existing and proposed sketch plans within these letting details.

## Tenure

The property is available on a new 10 year FRI lease at a guide rent of £45,000 pa with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available on wet products. Machine income is to be split 50:50 after deduction of costs. Proposals to release the tie may be considered. The Tenant will be required to pay a deposit bond equivalent to one quarter's rent and provide evidence of funds to cover the value of the inventory, stock and appropriate working capital.

## Services

All mains 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 and Country Planning

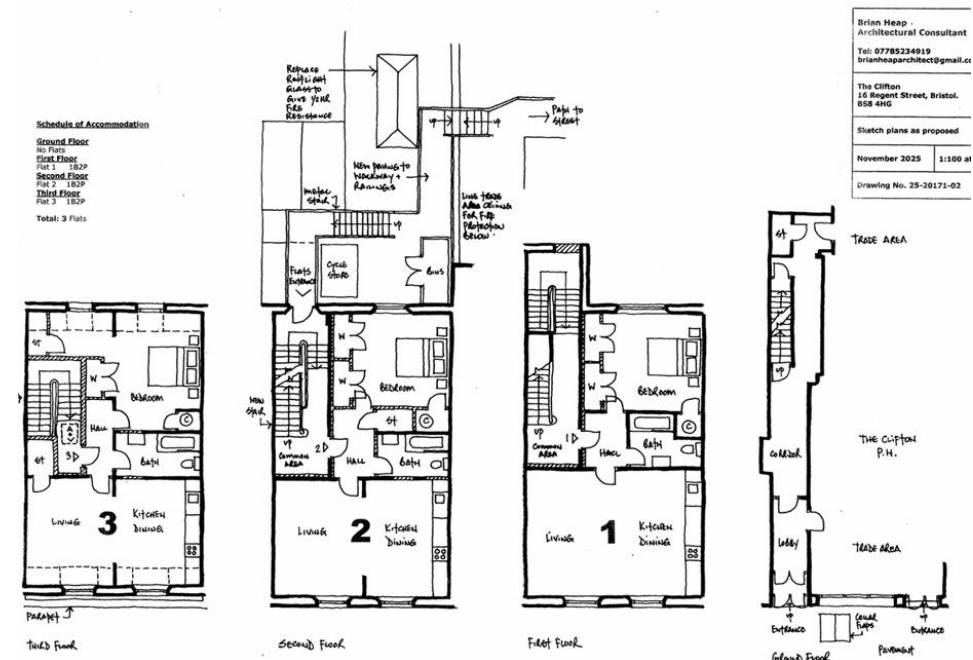
The property is Grade II listed and is in Clifton Conservation area.

## Fixtures and Fittings

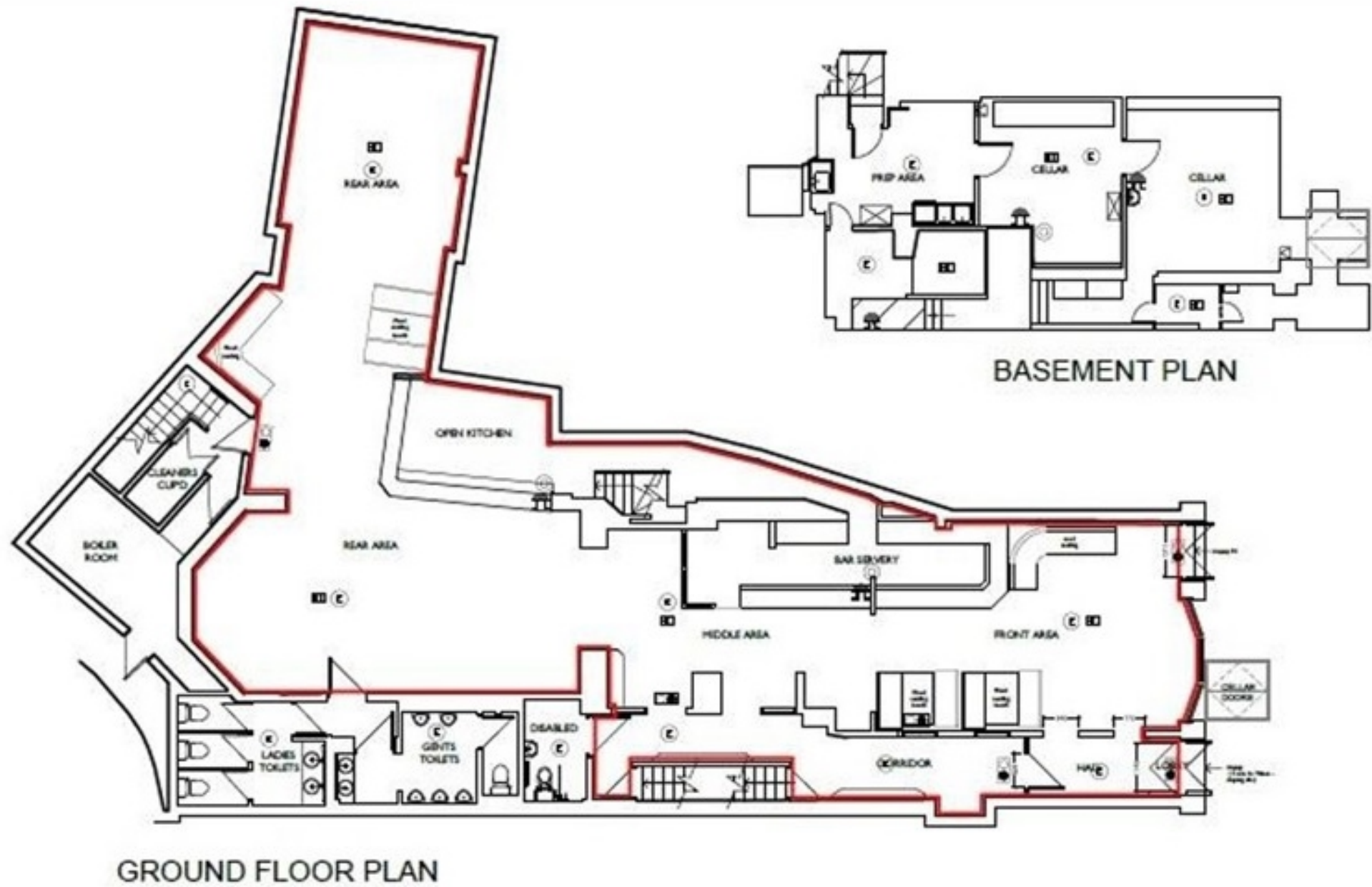
Inventory to be purchased at valuation.

## TUPE

There are no staff to transfer under the TUPE regulations.









## Business Rates

The Rateable Value is £42,500 with effect from April 2026.

## EPC

An EPC will be made available to inspect. The property has an EPC rating of Band C.

## Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

## Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

**For more information or to book a viewing please contact:**

**Steph Russell**

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