



243 Cheltenham Road

Bristol, BS6 5QP

**Confidentially available  
fitted restaurant in a  
prominent corner position**

**1,046 sq ft**  
(97.18 sq m)

- Fully fitted restaurant
- Available by assignment of existing lease, at a low rent
- High footfall
- Nearby operators include: Turtle Bay, Coconut Tree, The Bootlegger, Costa, Sainbury's and a wealth of independent operators

## Summary

Available Size	1,046 sq ft
Passing Rent	£16,500 per annum
Rates Payable	£9,356.25 per annum
Rateable Value	£18,750
EPC Rating	D

## Description

The unit has been traded as a restaurant for many years and is offered with most existing equipment, including kitchen and extract to remain in situ.

Internally, the ground floor is laid out as main trading space and bar, with kitchen, toilets, storage, prep room and internal bin storage. There is additional office and ancillary storage within a mezzanine .

## Location

Located on the bustling Cheltenham Road, this prominent period commercial unit occupies a corner position on the junction where Gloucester Road meets Cheltenham Road.

Gloucester Road is known for it's long run of predominately independent retail, restaurant and pub premises and is one of the key retail streets in Bristol. It runs directly between the affluent residential areas of Bishopston and St Andrews, towards Horfield and is a vibrant and bustling location with a strong reputation for quality independent businesses.

## Accommodation

The accommodation comprises the following areas: Please note that there is a further small mezzanine through a restricted entrance, that we have excluded from the area below.

Name	sq ft	sq m
Ground	922	85.66
Mezzanine	124	11.52
<b>Total</b>	<b>1,046</b>	<b>97.18</b>

## Tenure

The premises are available by way of an assignment of our client's lease which expires 10th September 2030 at a passing rent of £16,500 per annum.

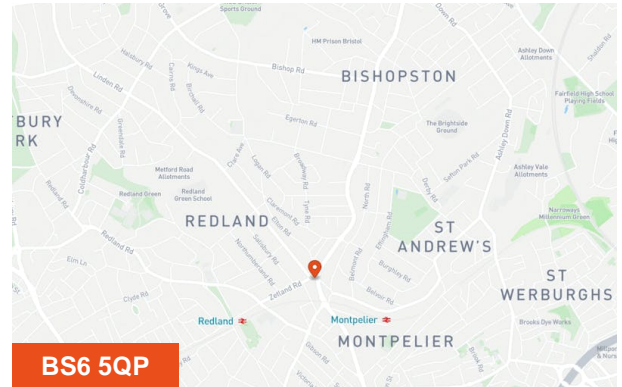
There is a tenant only break and a rent review on the 10th September 2025.

## Premium

Premium offers are invited.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.



## Viewing & Further Information

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