

Poco Tapas Bar

Ref: 3460465

45 Jamaica Street, Stokes Croft, Bristol, BS2 8JP

Leasehold: £60,000, Annual Rent: £22,680

Landmark location in central Bristol
Highly successful business for over 12 years
10 year lease with annual rent of £22,680
Found in one of Bristol's most vibrant areas
Superb opportunity to develop all day offer
Net turnover of c. £577,488 YE 31.10.22 EPC D

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Description
A prominent corner site in Stokes Croft, Poco Tapas Bar is one of central Bristol's renowned eateries. It is widely featured near the top of online lists of Bristol's best restaurants, and has won numerous national awards for its commitment to sustainable seasonal food.

Occupying the ground floor and basement of a three storey building, the lower seating area is surrounded by high glass windows bringing in plenty of natural light, and providing customers with a wonderful view of life on Stokes Croft.

There is a central open plan kitchen and bar counter with the upper seating area, often set out for more structured dining, to the rear of the property. The basement is home to an office, a store, pantry and toilet facilities.



Fixtures & Fittings
We are advised by our client that all trade fixtures and fittings are included in the sale.



Location
Stokes Croft is a vibrant and eclectic neighbourhood which is known far beyond its central Bristol location for its artistic flair, cultural diversity and counterculture vibe.

There is a wealth of street art, including an early Banksy, shops, bars, restaurants and clubs, which effortlessly reflect the area's independent and innovative attitude.

The area has a strong community loyal to the local establishments, and the colourful and vibrant appeal of the area also draws people from across Bristol and countrywide.

The bar sits on a major bus route and is just over a mile from the M32, as well as just under a mile from Montpelier train station and its links to the national rail network via Bristol Temple Meads.

Owner's Accommodation
There is no owner's accommodation.

Tenure
Annual Rent: £22,680
Break Dates: 1st January 2029 and every fifth anniversary of that date.
Contractual Term: a new lease from 1st January 2024 to and including 31st December 2033

Internal Details
Ground floor comprises:
- Lower seating area (c. 20 seats)
- Open kitchen and bar counter
- Upper dining area (c. 30 seats)

Basement comprises:
- Store
- Pantry
- Office
- Toilet



Trading Information
Net turnover year ending 31st October 2022: £577,488

The Opportunity

This is a fantastic opportunity to take over a well established and popular location in one of Bristol's most vibrant and eclectic neighbourhoods.

Whilst the current business is a success, there is scope to develop an all day offer to increase sales and profit.

Trading Hours

The current trading hours are:

Monday to Friday: 12.00pm to 3.00pm & 5.00pm to 11.00pm
Saturday: 10.00am to 3.00pm & 5.00pm to 11.00pm
Sunday: 12.00pm to 3.00pm & 5.00pm to 11.00pm













Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Graeme Clifford
Business Agent
T:+44 117 946 8518
M:+447546 698 681
E:graeme.clifford@christie.com
Bristol

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