



Cosies

- Long established bar & venue
- Superb location near Stokes Croft
- Renowned for live music & DJ sets
- T/O to Y/E 2025 £237,155
- Outside area & scope for daytime trade
- Late licence. Energy Rating C

34 Portland Square, Bristol, BS2 8RG

Leasehold: £150,000

Annual Rent: £18,600

Ref: 3451577

LOCATION

Cosies occupies a prime position on Portland Square, a historic, Listed Georgian Square in St Paul's, Bristol, renowned for its stunning 18th-Century architecture and central oval garden.

Whilst Portland Square has undergone some gentrification, with nearby buildings being converted to apartments and the establishment of the Artist in Residence Hotel opposite, the area is right on the edge of Bristol's thriving Stokes Croft. This district is known for high footfall, independent businesses and a strong cultural identity, meaning Cosies sits within one of the city's most distinctive hospitality and nightlife zones.

The venue benefits from excellent connectivity, with Montpelier Railway Station circa 900 metres away, and major city routes linking directly to Bristol's centre and the wider region via the A38 and M32.

Surrounded by a well-established creative community, young professionals and students, as well as music-focused venues and cultural operators, the location naturally supports concepts centred on live entertainment, niche genres, or late-night trade.





DESCRIPTION

Cosies is set within a brick-vaulted cellar beneath a historic building on Portland Square.

The internal arrangement is centred around a main bar area, which forms the primary seated space. While the venue's lower-ground setting contributes to its atmospheric feel, the bar area itself offers a pleasant spot for customers to sit and relax, benefitting from the softer daylight that reaches the frontage of the premises, despite its lower ground location.

A dedicated dance floor sits at the heart of the evening layout, operating as the main activity zone during club nights and music events.

Externally, there is some outside seating.



INTERNAL DETAILS

Lower Ground Floor

- Bar counter
- Bar seating area
- Dance floor
- Commercial kitchen

Ground Floor

- Storage
- Beer cellar
- Storage
- Customer WC's

THE OPPORTUNITY

Acquiring Cosies presents an opportunity to take over a long-established and highly recognisable venue located in one of Bristol's most eclectic, creative and forward thinking districts.

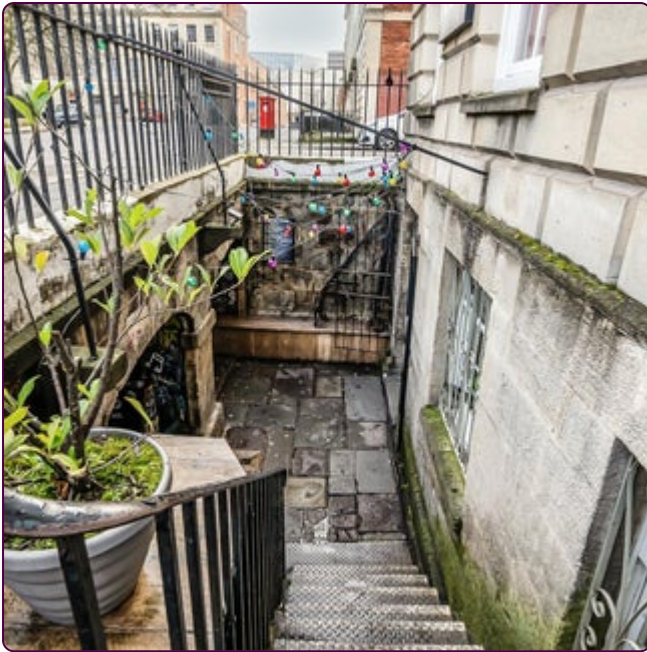
Cosies has a unique and long standing identity within the local nightlife and hospitality market and whilst the venue already operates successfully as an intimate bar and late-night music space, there is also scope to expand the business by promoting nights during the earlier part of the week and developing a daytime/early evening trade in conjunction with a food offer.

With its long-standing reputation, compact and atmospheric layout, and position within one of Bristol's most culturally diverse and active districts, Cosies offers a buyer the opportunity to take on a venue with a strong identity, established customer base, and flexible operational potential suited to both hospitality and music-focused operators.

TRADING INFORMATION

Year Ended	Net T/O	GP	GP%
2025	£237,155	£172,700	73%
2024	£282,708	£201,156	71%
2023	£318,331	£226,723	71%





FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and we are advised they are free from loan, lease and hire purchase agreements.

EXTERNAL DETAILS

There are vaulted external seating areas to the front.

STAFF

A staff list will be provided in due course.

TENURE

The business is being sold leasehold.

- Lease Commencement: 01/08/2025
- Lease Term: 5 Years (Protected Tenancy)
- Lease rent: £18,600 per annum

BUSINESS RATES

Rateable Value effective from 1st April 2026: £21,500
Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

TRADING HOURS

Current opening hours:

Monday: Closed

Tuesday: Closed

Wednesday: 7.00pm–2.00 am

Thursday: 7.00pm–3.00 am

Friday: 7.00pm–3.00 am

Saturday: 10.00pm–3.00 am

Sunday: 10.00pm–3.00 am

REGULATORY

Licensable activities authorised by the premises licence:

- Sale of Alcohol:

Monday to Wednesday: 11:00 - 02:00

Thursday to Sunday: 11:00 - 03:30

- Live Music

Monday to Wednesday: 20:00 - 02:30

Thursday to Sunday: 20:00 - 04:00

- Recorded Music

Monday to Wednesday: 12:00 - 02:30

Thursday to Sunday: 12:00 - 04:00

- Late Night Refreshment

Monday to Sunday: 23:00 - 02:00



Portland Square, Bristol, BS2

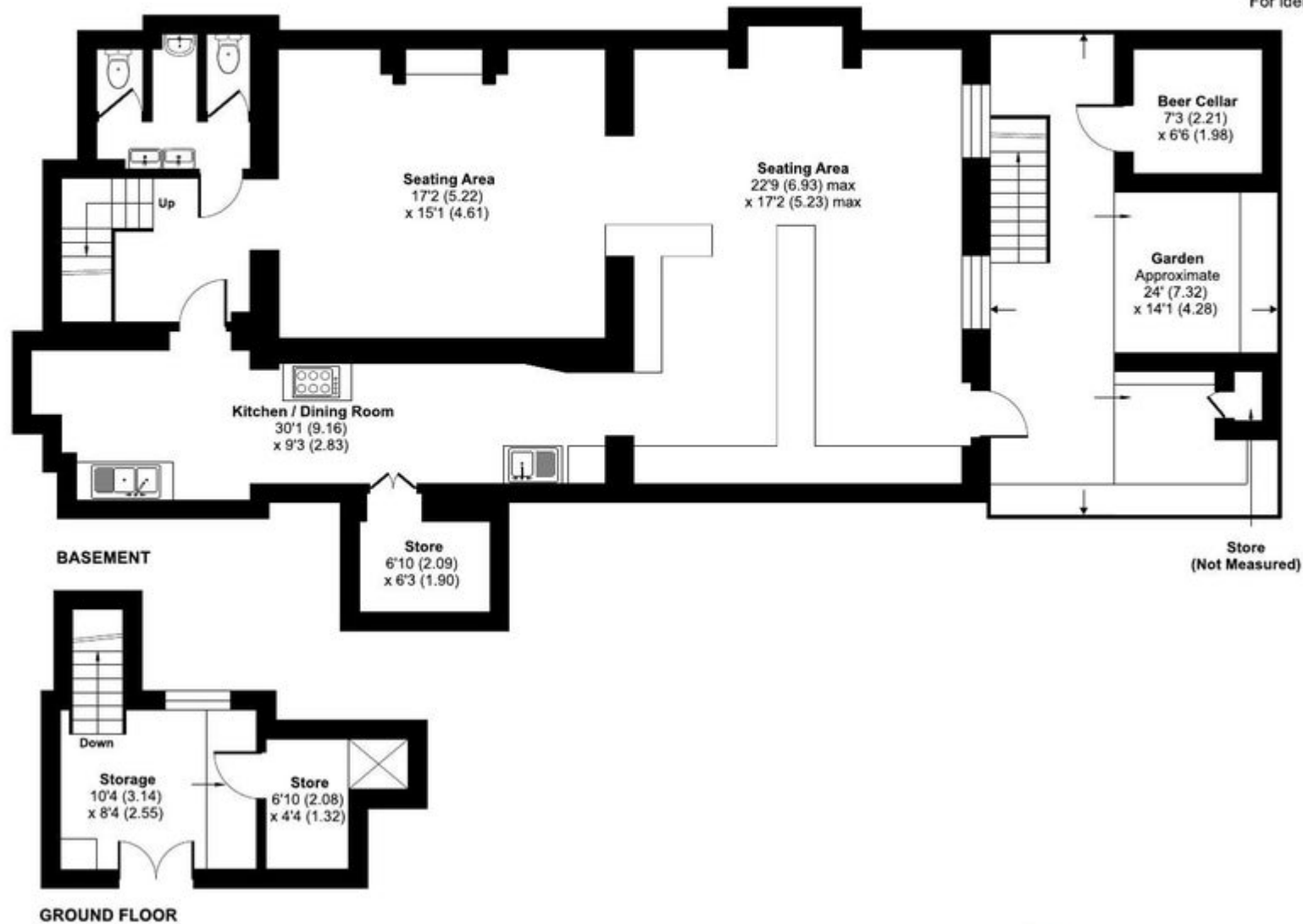
Approximate Area = 1260 sq ft / 117 sq m (excludes store)

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 1312 sq ft / 121.7 sq m

For identification only - Not to scale



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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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

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CONDITIONS OF SALE

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