



REF: 814

Haveli Yard

4-10 Upper Maudlin Street, Bristol, BS2 8DJ

Leasehold
£140,000



£140,000 for the leasehold interest, including all trade fixtures, fittings and equipment.



FEATURES

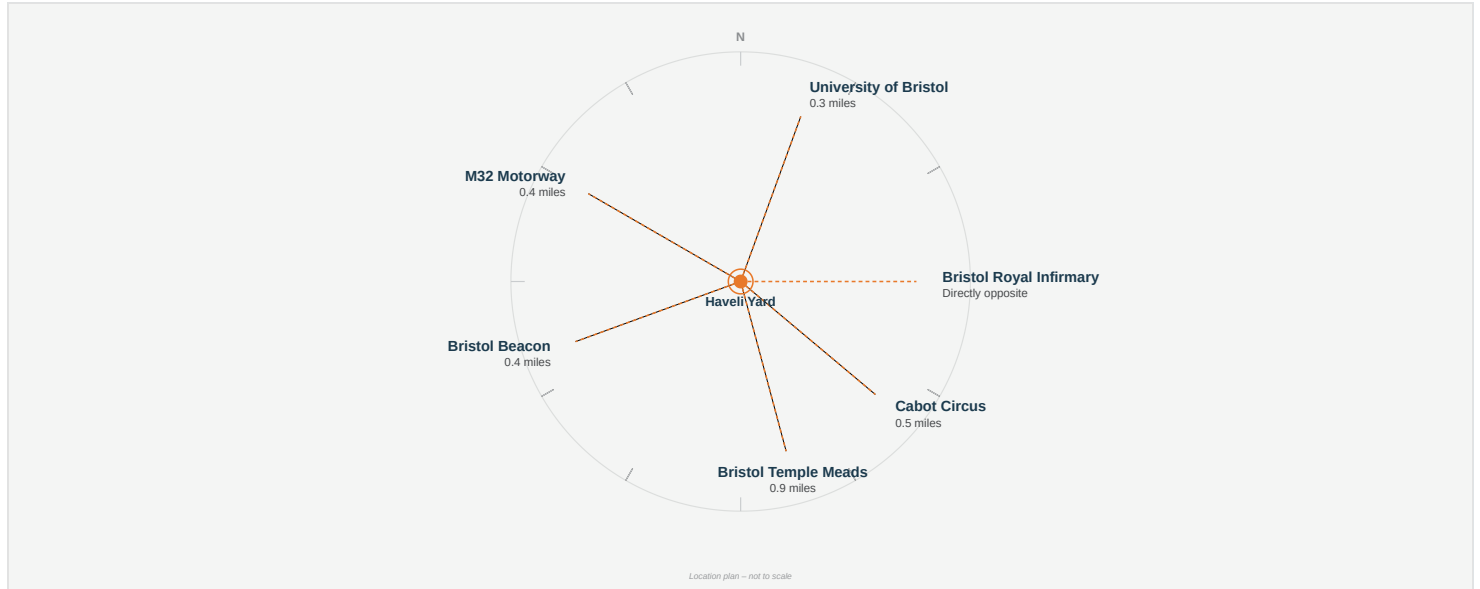
- A well-established Indian restaurant and cocktail bar occupying a prominent, double-fronted site opposite Bristol Royal Infirmary
- Successful, currently trading restaurant business with a loyal, established customer base
- Extensive trading space across front and rear restaurant areas, seating for over 110 covers with scope to accommodate further diners
- Two fully fitted bar servers, front and rear, each with a comprehensive range of equipment
- Substantial commercial kitchen arranged over two dedicated preparation areas
- Well-presented ground and lower ground floor customer WCs, including a disabled WC with baby changing
- Beer cellar, walk-in cold room and walk-in freezer, plus a dedicated food reception area served by dumb waiters
- Full-length sliding doors to the rear giving a light, airy feel to the trading space, opening onto outside storage
- 20-year lease from August 2015, offering a secure and established trading platform
- Prominent Bristol city centre location close to Bristol Royal Infirmary and the University of Bristol

LOCATION

Havell Yard occupies a prominent, double-fronted trading position on Upper Maudlin Street, in the heart of Bristol city centre, directly opposite the main entrance to Bristol Royal Infirmary (BRI).

The immediate area benefits from an exceptionally high footfall, drawing custom from hospital staff and visitors, students at the nearby University of Bristol, and the wider office and residential population of the surrounding St Michael's Hill and Kingsdown districts. Neighbouring occupiers include the long-established Bristol Violin Shop and a range of other independent traders.

Bristol city centre, Park Street and the Harbourside are all within easy walking distance, and the property benefits from excellent transport links, being close to Bristol Temple Meads and the M32 motorway link into the city.



THE BUSINESS PREMISES

Front Restaurant Area

15.35m x 3.5m (50'4" x 11'6"). Restaurant seating for 60 plus additional bar seating. Very well presented with part booth-style seating coupled with restaurant tables and chairs. A light, stripped wood floor and tasteful wall decorations give the trading space an open feel.

Bar Servery (Front)

Incorporated within the front restaurant area, with a tiled front and heavy wooden top, furnished behind with a range of back bar equipment including back bar fridges, stainless steel sink, stainless steel worktop and non-slip floor.

Rear Restaurant Area

8.8m x 14.8m (28'10" x 48'7"). Currently laid to seat 54, although additional diners could also be accommodated. Similarly well decorated with stripped wooden floor, part bench seating and part quality restaurant tables and chairs. Full-length sliding doors open at the rear, providing an airy, light feel to the premises.

Bar Servery (Rear)

A rear bar servery with a range of equipment including an ice machine, professional coffee machine, glass washer and stainless steel catering equipment.

Main Commercial Kitchen – First Kitchen Area

13.9m x 3.5m (45'7" x 11'6"). Non-slip floor, a range of stainless steel work surfaces, deep bowl sink unit with rinsing arm, commercial dishwasher and two dumb waiter stations leading up to the trading area.

Main Kitchen Area

5.3m x 3.5m (17'5" x 11'6"). Non-slip floor, commercial extraction system, stainless steel work surfaces, stainless steel refrigerated unit, and multiple gas hob and griddle.

Walk-In Cold Room

Serving the main kitchen.

Walk-In Freezer

Serving the main kitchen.

Side Store

Ancillary storage adjoining the kitchen.

Beer Cellar

4.8m x 7.2m (15'9" x 23'7"). Currently unused as a cellar and used for general storage.

Office

Lower ground floor management office.

OUTSIDE

Rear Vestibule

Leads from the lower ground floor to an outside storage area.

Outside Storage Area

Accessed via the rear vestibule, used for general storage and deliveries.

THE BUSINESS

We cannot warrant any trading figures nor can we provide detailed profit and loss accounts. However, we are advised that Haveli Yard is open and trading as a successful restaurant and cocktail bar.

This is a well-established, food-led business, reflecting the extensive dining areas and substantial commercial kitchen across both floors. The property occupies a prominent trading position opposite Bristol Royal Infirmary, benefitting from consistently high footfall.

Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

The property is held on a 20-year lease from August 2015.

Current rent: £50,000 per annum.

Further details of rent review provisions are available on request to the agent.

VIEWING AND FURTHER INFORMATION

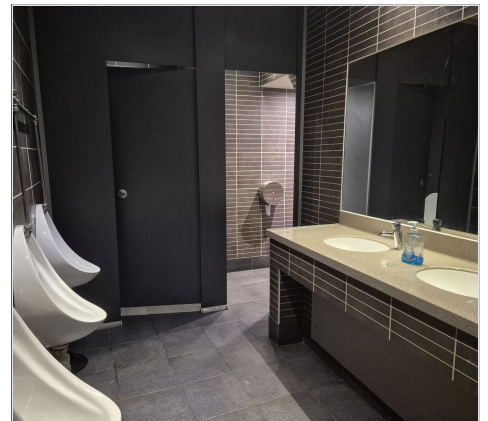
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