



THE ROYAL OAK

50 The Mall, Clifton, Bristol BS8 4JG

Ref: 354

£15,000

- Beautifully presented restaurant and bar in heart of Clifton Village
- In prestigious "Mall" ... a stones throw from Clifton Suspension Bridge
- 50 covers in ground floor restaurant plus bar servery
- Fully fitted catering kitchen
- Function room for 30 with bar plus Meeting/Private Dining Room
- Fantastic opportunity for restaurateur or bar operator
- One bedroomed top floor accommodation
- Available on a Tied or Free of Tie basis

£15,000 is the minimum cash needed to enter this business on the basis of a new tenancy agreement. Fixtures and Fittings may be purchased separately over a period of time and are not included in the above ingoing cost.

For further information please call:
Bruce Sprosen on **07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

**CONSULTANCY
LETTINGS
SALES
VALUATIONS
INVESTMENTS**

LOCATION

The Royal Oak is situated in the most prestigious retail and residential district of Bristol. Clifton is just a couple of miles away from the city centre and of course boasts exquisite Georgian architecture and is well known as the most upmarket district in the city. Brunel's Clifton Suspension Bridge and the Bristol Downs offer backdrops to this lovely area.

The Royal Oak is situated in the Mall which is arguably the most prestigious thoroughfare surrounded by quality retail businesses and homes.

THE BUSINESS PREMISES

Completely refurbished around 4 years ago and traded as a successful steak house for a period of time.



Circumstances have forced the previous operators to leave the business which now just opens as a bar but is fully fitted and equipped to trade as busy food let business.

Ground Floor



On this floor there is a contemporary style 50 cover restaurant with quality furnishings, stripped wooden flooring, all very well presented. There's also an attractive, well fitted bar servery and Ladies and Gents.



Commercial Kitchen



A large space on the lower ground floor with a full range of stainless-steel equipment also having a walk in cold room.

First Floor

On this level is a meeting room or private dining room for about 15

Also on this level are great quality refurbished Ladies and Gents WC's.

Second Floor

On this floor there is a function room which can seat around 30 and also very well presented with its own bar servery.

OUTSIDE

To the front an electrically operated continental sun blind which covers a pavement alfresco seating area.

LIVING ACCOMMODATION

On the top floor, comprises of a large bedroom/lounge, bathroom and office landing area.

THE BUSINESS

Is ripe for development but currently trading at a very low level.

It is our view that the business is more than capable of achieving a £10,000 per week turnover.

TENURE

The business is available either on the basis of a Tied Tenancy Agreement with our clients El Publican Partners or on a Commercial Free of Tie basis.

Introductory rent on a Tie basis is set at around £20,000 per annum. In the long term, it is expected that this rent will increase.

Commercial Free of Tie offers are invited. It should be noted that on a Commercial basis, fixtures and fittings would be purchased in advance.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.