

96A WHITELADIES ROAD & 31A KINGS PARADE

CLIFTON • BRISTOL • BS8 2QX



Hartnell
TaylorCook

OPPORTUNITY TO ACQUIRE AN ATTRACTIVE **MIXED-USE RESTAURANT
& RESIDENTIAL INVESTMENT** IN A HIGHLY SOUGHT-AFTER LOCATION

INVESTMENT SUMMARY

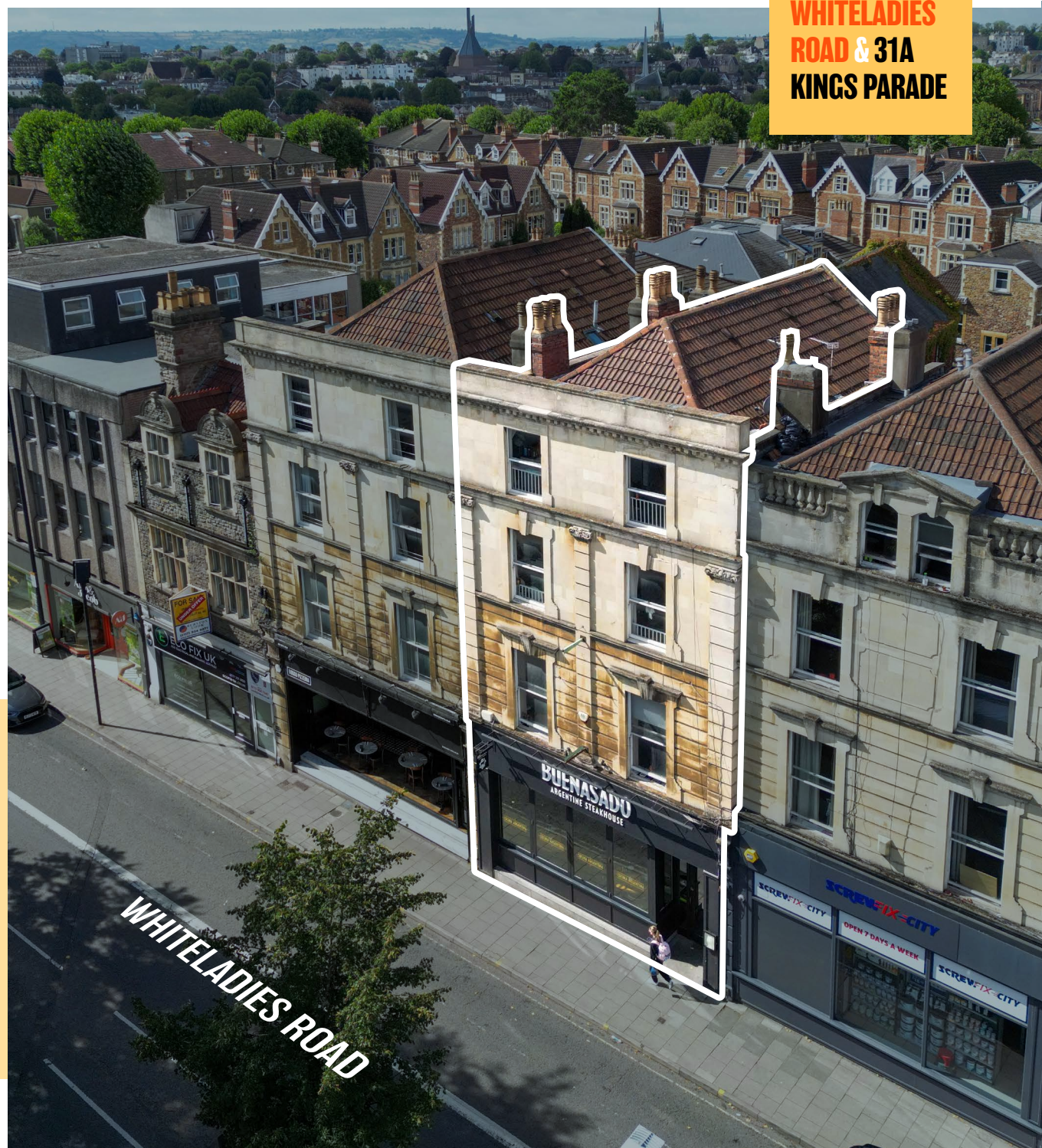
- Attractive mixed-use restaurant and residential investment.
- **Freehold.**
- Prominent position on Whiteladies Road central to **Bristol's most affluent residential areas.**
- Ground floor let to Buenos Aires Restaurant Limited for a term of 15 years from 16 Nov 2021 with a mutual break option in November 2031 **providing 11 years unexpired.**
- First floor residential let to private individual on a yearly AST.
- **Total income £65,020 pax, with fixed increase to £70,020 pa** in November 2026.
- Restaurant has **RPI-linked review** in November 2031.
- **Extensively refurbished**, completed in 2022.

PROPOSAL

We are instructed to seek offers in excess of **£985,000 (Nine Hundred and Eighty-Five Thousand Pounds)** subject to contract and exclusive of VAT.

Assuming standard purchasers costs, a purchase at this level reflects **Net Initial Yield of 7.50%** on the topped up commercial income and a capital value of **£350 per sq ft** on the residential.

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LOCATION

Bristol, the South West's capital, is the UK's fifth largest urban area and the eighth largest city outside London.

It is one of the fastest-growing Core Cities, recognised for its strong economy, thriving creative and tech sectors, and high quality of life. By mid-2023, its population reached 483,000 - a 10% rise over the past decade, outpacing the national growth rate.

The property is located in Clifton, an affluent and desirable suburb just north of the city centre. Whiteladies Road, one of Bristol's principal arterial routes, links the city centre with the sought-after northern suburbs and is home to a vibrant mix of retail, leisure, and commercial uses, ensuring consistently high footfall and strong visibility for businesses.



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CONNECTIVITY



By road, Whiteladies Road (A4018) offers immediate access to the M32, M4, and M5 motorways, connecting the city to regional and national networks.



The location benefits from excellent transport connections. Bristol Temple Meads railway station, the city's main rail hub, lies approximately 3 miles to the south, offering direct services to London Paddington in as little as 1 hour 20 minutes. Clifton Down Station, within easy walking distance, provides convenient local rail services.



Bristol Airport, situated just 9 miles to the south, is a major international gateway with an extensive range of domestic, European, and long-haul flights, serving both business and leisure travellers.

UNIVERSITY OF BRISTOL

WILLS MEMORIAL BUILDING

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ROCK SALT

TAPP'S WINE BAR

EVERYMAN CINEMA

BRAVAS

CLIFTON DOWN
SHOPPING CENTRE

CLIFTON DOWN

CLIFTON VILLAGE →

THE METROPOLITAN

RICHER SOUNDS

BETTER FOOD

ARLO & JACOB

NOCO HAIR

BOSCO PIZZERIA

SUBJECT PROPERTY

£550 PSF AVERAGE RESIDENTIAL VALUES

£550 PSF AVERAGE RESIDENTIAL VALUES

THE SHREDQUARTERS

SCREWFIX

SCOOP WHOLEFOODS

5 MINS

NEPTUNE

A4108 WHITELADIES ROAD

KINGS PARADE AVENUE

BOSTON TEA PARTY / COOK

AQUA

96A
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RETAIL & LEISURE ACTIVITIES ON WHITELADIES ROAD

Whiteladies Road is one of Bristol's most established and architecturally attractive streets, linking the affluent neighbourhoods of Clifton, Redland, and Cotham to the city centre. The retail environment along the street is both vibrant and well-balanced, combining convenience-led national operators with an increasingly strong lifestyle and leisure offer.

Anchoring the lower part of the street is Clifton Down Shopping Centre, home to a main store Sainsbury's, alongside other notable names such as Specsavers, Starbucks, EE and Timpson. The centre generates consistent daily footfall and serves as a key convenience hub for the surrounding residential population. Further north, the retail mix becomes more aspirational, with a growing cluster of furniture, kitchen, and homeware retailers, including BoConcept, Sofas & Stuff, and Neptune.

The leisure offer is similarly strong, with Everyman Cinema acting as a major anchor for evening and weekend trade, complemented by a high-quality food and beverage scene that includes Aqua, The Spiny Lobster, The Metropolitan, and the popular Bosco Pizzeria. The section of the street where Buenasado is located has evolved into a sought-after dining destination, while nearby Cotham Hill boasts a thriving independent restaurant and bar scene with acclaimed operators such as Bravas, Condesa, Tapp's, Rock Salt, and Mangosteen, attracting a discerning local and citywide audience.

With its blend of established national brands, curated independents, and close proximity to the expansive Clifton Downs, Whiteladies Road remains one of Bristol's most resilient and desirable locations.

Sainsbury's

NEPTUNE

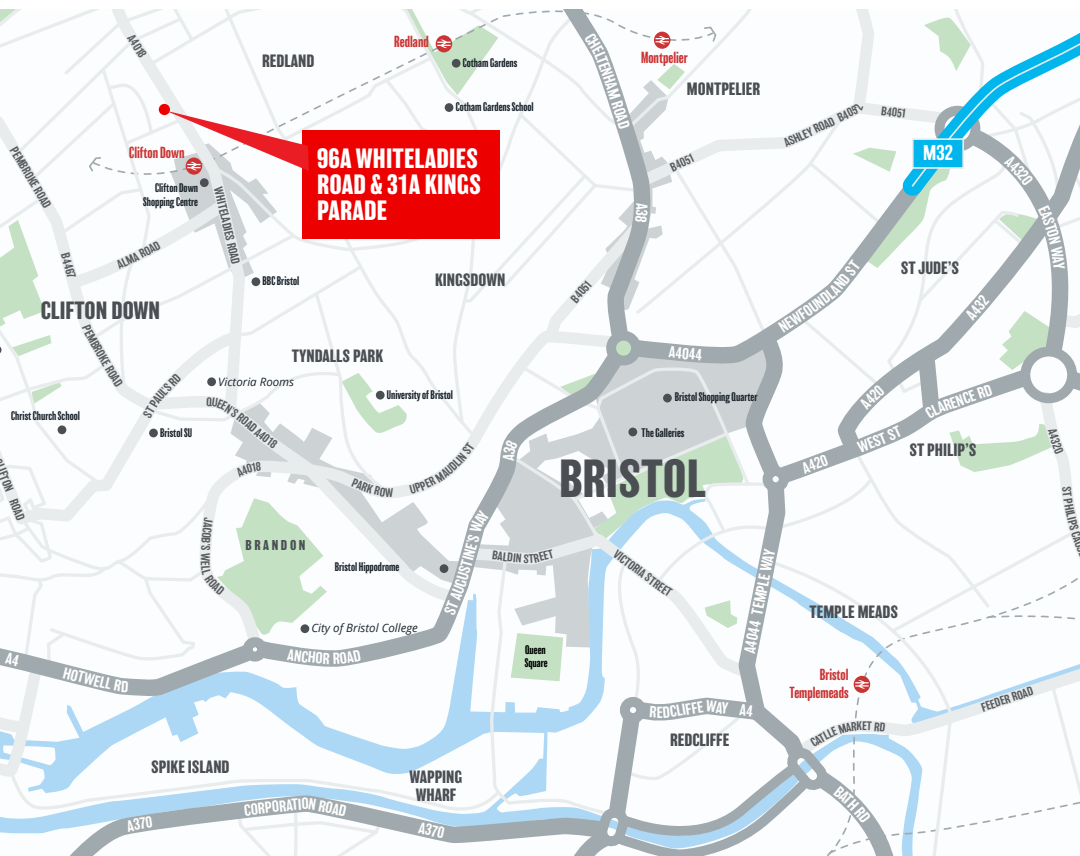
EVERYMAN

BETTER
FOOD
Organic. Local. Ethical.

BoConcept

BOSCO
PIZZERIA





SITUATION

The property occupies a prominent position on Whiteladies Road, in the heart of Clifton - one of Bristol's most affluent and desirable suburbs. Whiteladies Road is a well-established commercial thoroughfare, home to a diverse mix of national and independent retailers, cafés, restaurants, and professional services, which benefits from strong footfall throughout the day. The area enjoys excellent public transport links, with Clifton Down Station just a short walk away, offering regular services to Bristol Temple Meads and beyond. The property is also within easy reach of the expansive Clifton Downs, a popular green space that attracts visitors year-round. A vibrant mix of residential, office, and leisure uses in the surrounding area ensures strong and consistent demand for local amenities and services.



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DESCRIPTION

The property comprises a well-presented mid-terraced Victorian building arranged over ground and upper floors.

The restaurant occupies the entire ground floor, benefitting from a **prominent frontage onto Whiteladies Road**, while the residential accommodation is **accessed separately via the attractive mews-style Kings Parade Avenue**.

The **ground floor trading as Buenasado Argentine Steakhouse** features a stylish and **contemporary fit-out** that includes exposed brickwork, polished timber flooring, ambient pendant lighting, creating a **refined warm dining environment**. The restaurant is configured to provide approximately **86 covers**, with a **central bar** and a mix of banquette and table seating. Industrial design elements, such as black metal finishes and exposed ductwork, complement the brand's **modern Argentinian steakhouse aesthetic**. The **layout is well-proportioned** and operationally efficient, supported by ancillary kitchen and back-of-house facilities with two fire escapes serving the unit.

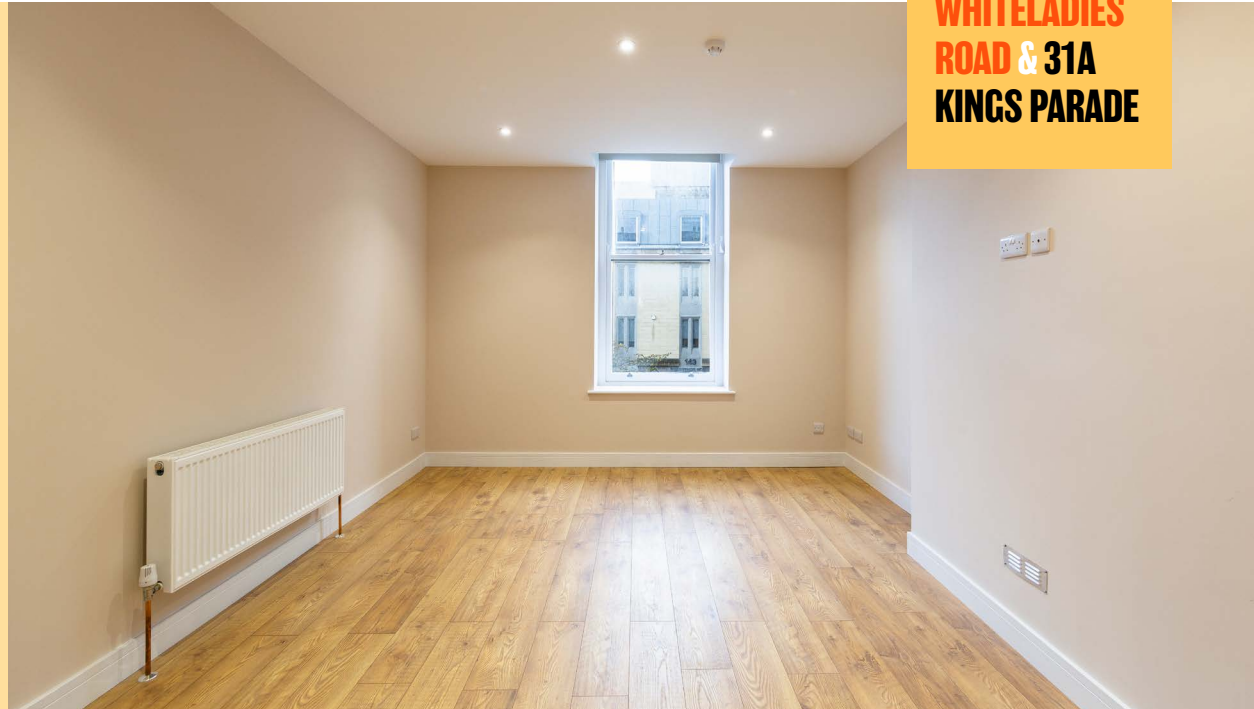
The first floor comprises a **self-contained two-bedroom apartment (31a Kings Parade Avenue)**, accessed independently from the rear. The accommodation includes **two en-suite bedrooms** and a **spacious open-plan kitchen/living area**, all finished to a **high standard** throughout.

The second and third floor residential have been **sold on a long leasehold basis**.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate total Gross Internal Floor Area (GIA).

DESCRIPTION	SQ FT	SQ M
Ground Floor Restaurant	2,139	198.70
First Floor Residential	826	76.72
TOTAL	2,965	275.42



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TENURE

The property is held on a freehold basis, under title number AV32833.

TENANCIES

The ground floor is let to Buenos Aires Restaurant Limited on a 15-year lease from 16 November 2021, with a mutual break option in November 2031, providing an unexpired term of 11 years.

The rent passing is £50,000 pax with a fixed increase to £55,000 pax in November 2026. The restaurant lease benefits from an RPI-linked rent review in November 2031. The first floor residential unit is let to a private individual on a yearly AST at a rent of £15,000 pa.

The second and third floor residential have been sold on 999 year long leaseholds at a ground rent of £10 pa respectively.

The property produces a total current income of £65,020 pa, rising to £70,020 pa in November 2026 which the vendor is proposing to top-up on the sale.

COVENANT INFORMATION

Buenasado (Buenos Aires Restaurant Limited - Company No. 06275601)

Buenos Aires Restaurant Limited is a **well-established operator** trading locally under the brand Buenasado. Founded in 2007, the company specialises in Argentinian steakhouses, with a focus on **high-quality grilled meats** and a **curated South American wine list**.

It operates **multiple restaurants in key UK locations** including London, Glasgow and Bristol, and has developed a strong local following at its Whiteladies Road location. Buenasado is positioned within the mid-to-premium casual dining segment, offering a **full-service restaurant experience** with a focus on **authentic cuisine and consistent quality**.

The company is privately owned and is ultimately controlled by Buenos Aires Restaurant Holdings Limited, which holds over 75% of the shares. According to the most recent financial statements for the year ending 25 June 2023, Buenos Aires Restaurant Limited reported current **assets of approximately £4.05 million**, including **cash reserves of around £865,000**, and shareholders' funds totalling approximately **£2.57 million**.



VISIT WEBSITE

ASSET MANAGEMENT

Planning consent was previously granted (now lapsed) for a first-floor extension, creating the option either to expand the restaurant or deliver an additional one-bedroom apartment accessed via Kings Parade. We believe this consent could be readily reinstated and, with local **residential values at c.£550 per sq ft**, it presents a clear opportunity to enhance the overall values and income from the asset.



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FURTHER INFORMATION

EPC

EPC Rating C (73). A copy of the EPC and recommendation report is available upon request.

VAT

We understand the property is elected for VAT, and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

ANTI-MONEY LAUNDERING

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

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