FOR SALE | Predominantly Vacant, Part Income-Producing Investment Opportunity

67–69 Park Street, Bristol, BS1 5PB



KEY HIGHLIGHTS

- **Prime location on Park Street**, one of Bristol's best-known retail and leisure destinations.
- **Two adjoining buildings** arranged over basement, ground and three upper floors. The former Goldbrick House **still fitted as a bar/restaurant.**
- **Approximately 8,354 sq ft (776.38 sq m) NIA** in total.
- **Existing income stream** from Yia Mass, occupying the ground and basement floors of No. 67, **producing £36,000 per annum.**
- **Predominantly vacant accommodation**, offering **significant scope for refurbishment, repositioning and value enhancement.**
- **Potential for alternative upper-floor uses**, including residential conversion, subject to planning.
- **Rear access via Hill Street**.
- **Grade II Listed.**
- **Guide Price: £1,750,000**, for an unconditional purchase only.

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BRISTOL

Bristol is a principal UK regional city and the South West's commercial hub, with an estimated population of 550,000. It's diverse economy with strengths in technology, creative, professional and financial services. The wider region also has an established aerospace and advanced engineering sector.

A skilled workforce, inward investment and strong connectivity support Bristol's appeal to occupiers and investors. The city offers direct access to the M4 and M5, rail services to London in around 90 minutes, and over 125 direct routes from Bristol Airport.

SITUATION

Bristol is a leading regional city with a diverse economy, vibrant cultural scene and strong reputation for independent food, drink and hospitality.

Its two major universities have a combined **student population of approximately 68,000**, adding a substantial student catchment to the city's residential, professional and visitor markets.

Park Street is one of Bristol's **best-known retail and leisure destinations**, with a distinctive Georgian streetscape and independent shops, restaurants, cafés and bars. Operators include **Pizzarova, Boston Tea Party, Swoon Gelato** and **Yakinori,** alongside **Nando's**. Nearby, the **University of Bristol, Bristol Museum & Art Gallery and Clifton Triangle** support a varied customer base throughout the day.

The area's evening venues include **The Bootlegger** on Park Street, **The Botanist** on Berkeley Square and **Daisy's and The Cocktail Club** in Clifton Triangle. The area offers casual dining, cocktails and late-night entertainment, catering to students, residents, professionals and visitors.





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DESCRIPTION

The premises comprise two adjoining Grade II listed buildings on the western side of Park Street. They form part of a late Georgian terrace dating from 1762 and completed circa 1800, with limestone ashlar elevations and pantile mansard roofs.

The buildings extend from basement to third floor, with rear access via Hill Street. Yia Mass occupies the ground and basement levels of No. 67. The remaining accommodation comprises 67A and 69, formerly known as Goldbrick House, which is still fitted for this purpose.

The property offers investors, owner-occupiers and developers a substantial Bristol holding with a prominent location and flexible configuration.

ACCOMMODATION

The buildings comprise the following approximate NIA areas:

Property	Floor	Sq ft	Sq m
67 Park Street (Yia Mass)	Ground	1,231	114.44
	Basement	571	53.11
67A / 69 Park Street (Former Goldbrick House)	Ground	1,392	129.36
	Basement	466	43.33
	First	2,416	224.40
	Second	1,189	110.46
	Third	1,090	101.28
Approx. Total (NIA)		**8,355**	**776.38**

All areas are approximate. Interested parties should satisfy themselves as to the accuracy of the figures stated.



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TENURE/TENANCY INFO

Freehold Absolute under two titles numbers (No. 67) BL52246 and (No.69) AV250430.

Tenancy – ground and basement of No. 67 is let to Yia Mass on an effective FRI lease expiring on 11th June 2042 at a current rental of £37,000 pax, subject to rent reviews every 5 years.

PLANNING

The property is Grade II listed.

VAT

We understand the property is elected for VAT

EPC

No. 67 – Rating C (69)
No. 69 – Rating C (57)

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 funds used to acquire the property in advance of an exchange.

PROPOSAL

Offers are invited in the region of £1.75 million for the freehold interest, subject to the existing tenancy, on an unconditional basis only.

ENQUIRIES

Further information, please contact:

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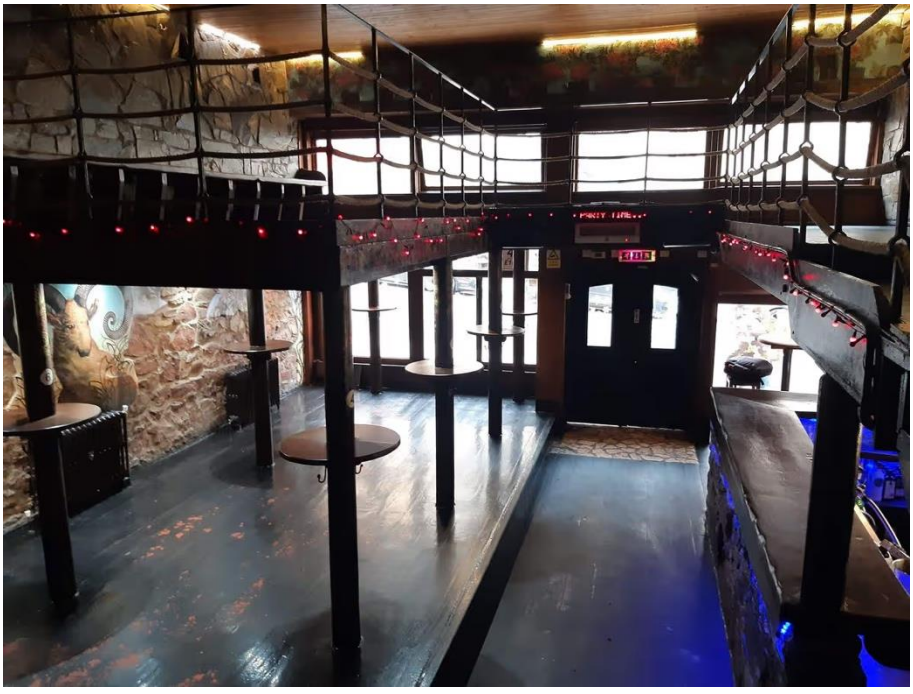
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No. 67 photos







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No. 69 photos







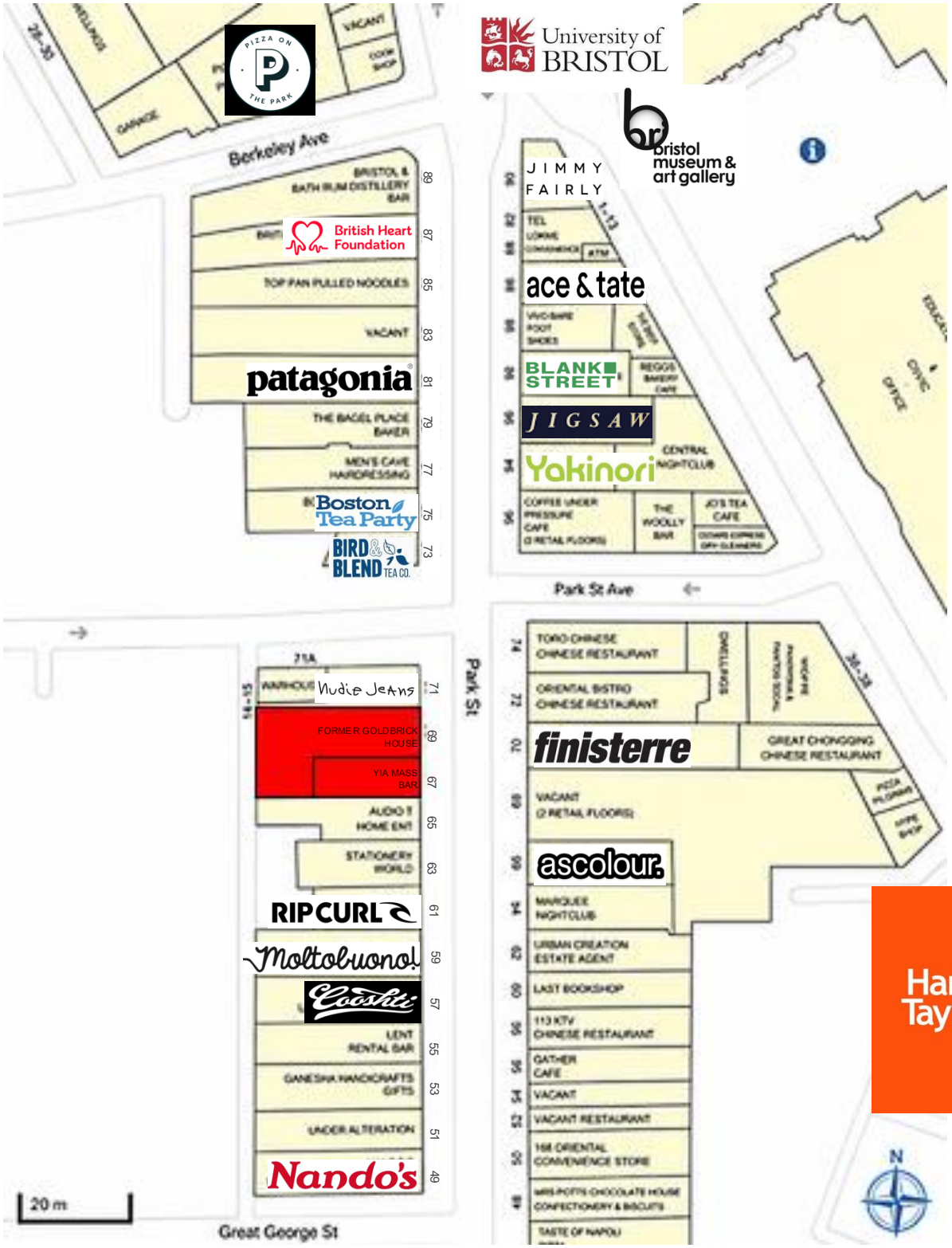


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