

CENTRAL LATE-NIGHT BAR & NIGHTCLUB

TO LET 6,600 - 14,200 SQ FT (613.16 - 1,319.22 SQ M)

- AVAILABLE AS A WHOLE OR AS TWO SEPARATE UNITS
- VALUABLE 4AM LATE PREMISES LICENCE

16-24 BALDWIN STREET

BRISTOL | BS1 1SE

LIVE, WORK & VISIT

BRISTOL

Bristol is one of the UK's leading regional cities, with a diverse, innovation-led economy spanning technology, aerospace, defence, engineering, financial and professional services, media and the creative industries. The city combines a highly skilled workforce with continued business investment and a strong reputation as a place to live, work and visit.











Home to the University of Bristol and the University of the West of England (UWE), Bristol also has a substantial and growing student population that makes an important contribution to the city's economy and its vibrant leisure and hospitality sector.

Alongside this, Bristol attracts visitors throughout the year through its celebrated cultural scene, independent businesses, historic Harbourside and wide-ranging food, drink and entertainment offer.

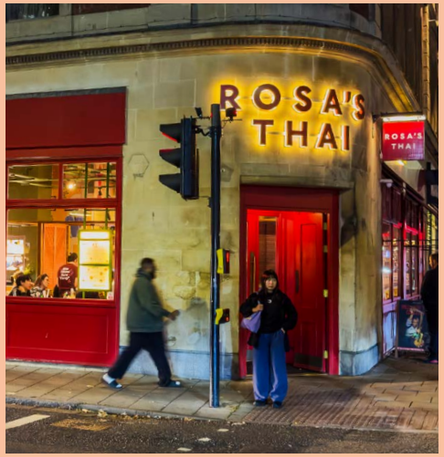


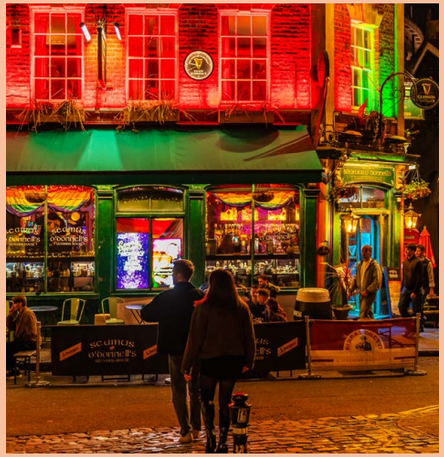
BALDWIN STREET

Baldwin Street occupies a prominent position in the heart of Bristol's Old City, linking the established leisure areas around King Street, Corn Street and the Harbourside. The area benefits from a strong mix of students, office workers, residents and visitors, creating activity throughout the day and into the evening.









The surrounding streets are firmly established as a food, drink and entertainment destination, with operators including Tonight Josephine, BrewDog and NQ64, together with a broad mix of independent bars, restaurants and eateries. Bristol Old Vic is within a short walk, while Bristol Hippodrome and Bristol Beacon are also nearby, supporting pre- and post-show trade.





HUB OF BRISTOL

The location also benefits from a significant nearby student population, including accommodation at Waverley House, Favell House and Market Quarter Studios, with approximately 1,000 student beds within a two-minute walk of the property.

Bristol's Harbourside and St Nicholas Market are both within approximately five minutes' walk, further strengthening the location's appeal as a well-established city-centre leisure destination.



FOOD, DRINK & NIGHTLIFE

16-24 BALDWIN STREET

Situated at 16–24 Baldwin Street in Bristol's Old City, the property forms part of the city's established commercial streetscape. The building at 18–24 Baldwin Street features an Edwardian Baroque-style façade, characterised by pale stone detailing, tall pilasters and large upper-floor windows. Its traditional frontage reflects the architectural character of this historic part of the city.

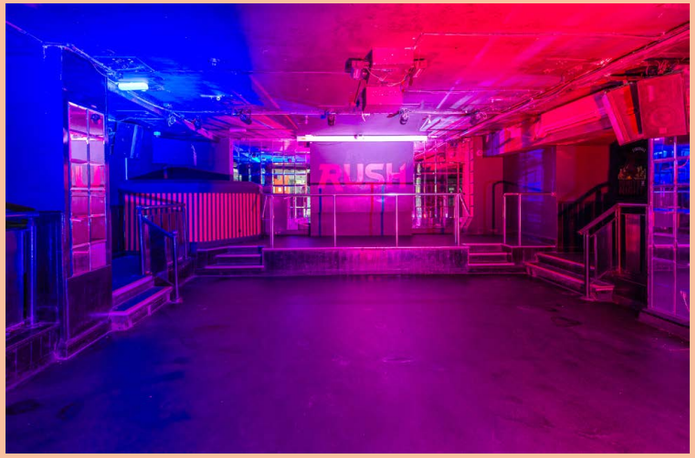


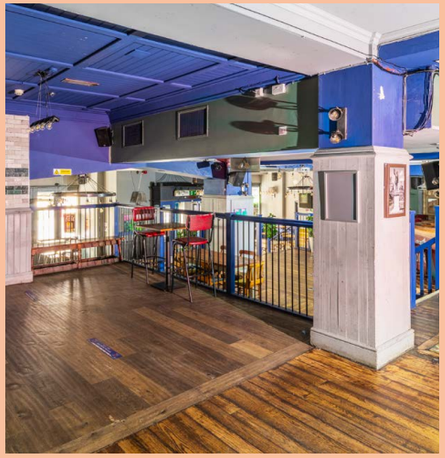




The ground floor was formerly occupied by The Birkett Tap and Popworld, establishing the premises as a recognised destination for food, drink and nightlife. The upper floors named Baldwin Lofts, is a student residential development further adds to the mix of uses within this busy city-centre location.









LATE-NIGHT HOSPITALITY





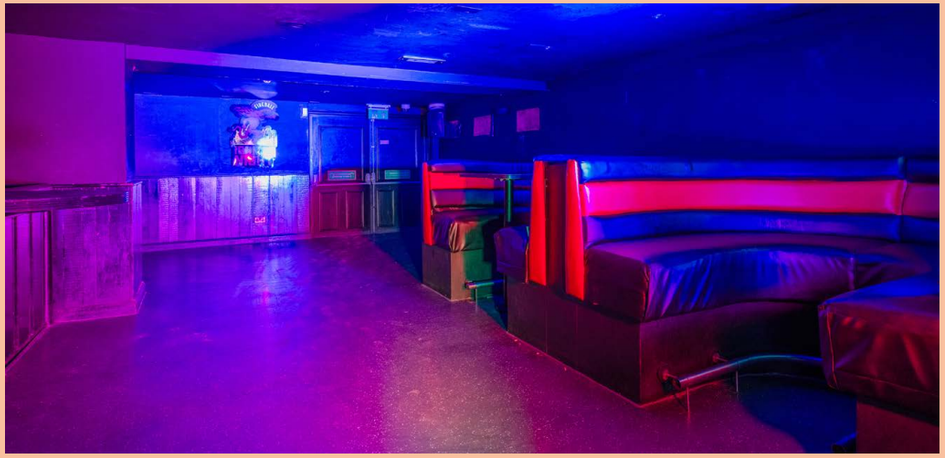


LICENSING

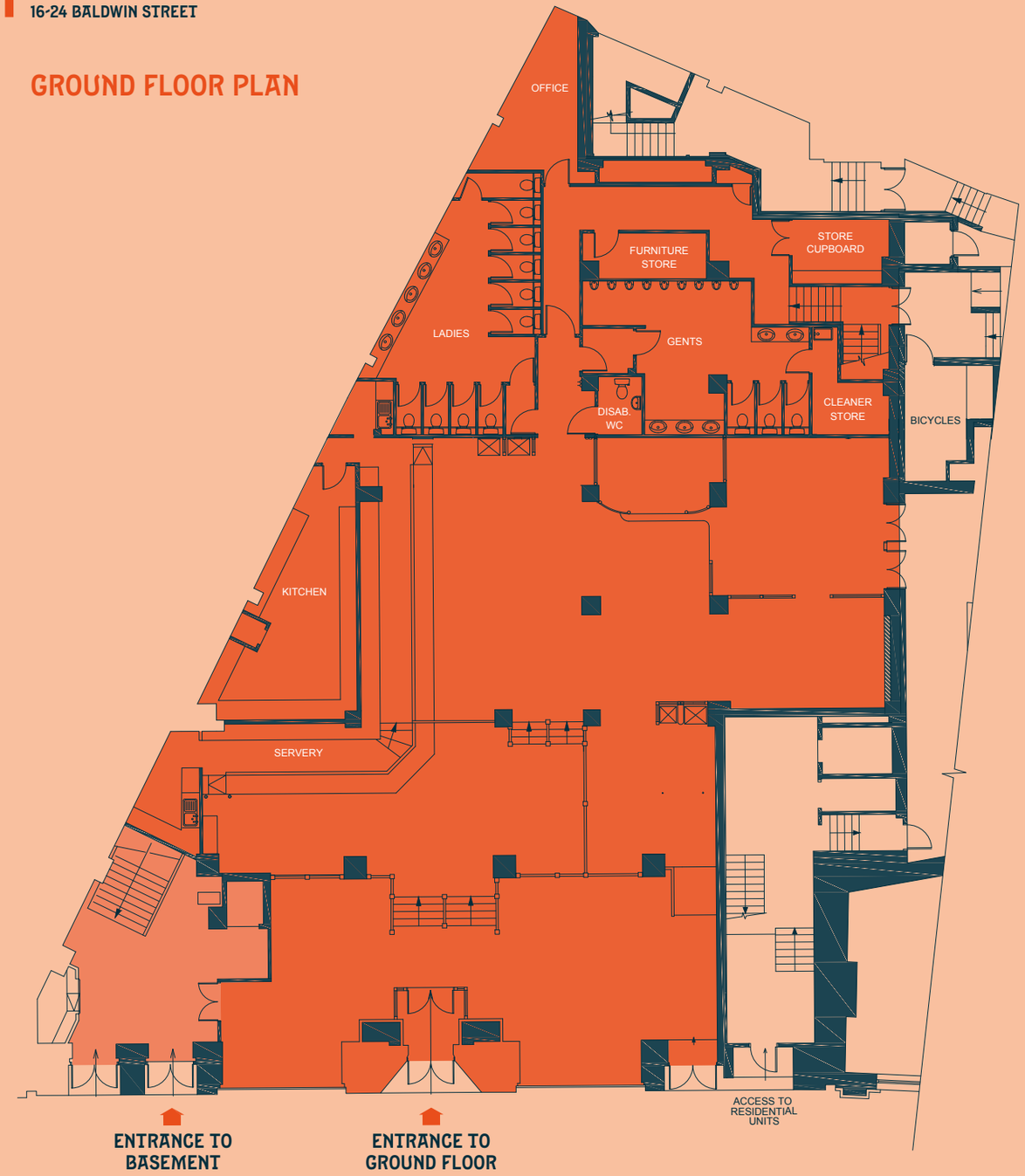
The premises benefit from a comprehensive licence for on- and off-sales of alcohol, live and recorded music, films, indoor sporting events, dance and similar entertainment.

Standard permitted opening hours extend to 4:00am Thursday to Saturday, 3:30am Monday to Wednesday, and 1:30am on Sundays, with late-night refreshment authorised until 4:00am Thursday to Saturday. The licence also provides extended hours on key holiday dates and special occasions. Suitable for a range of bar, nightclub, live-entertainment and late-night hospitality operators, subject to the terms of the existing premises licence and any necessary consents.

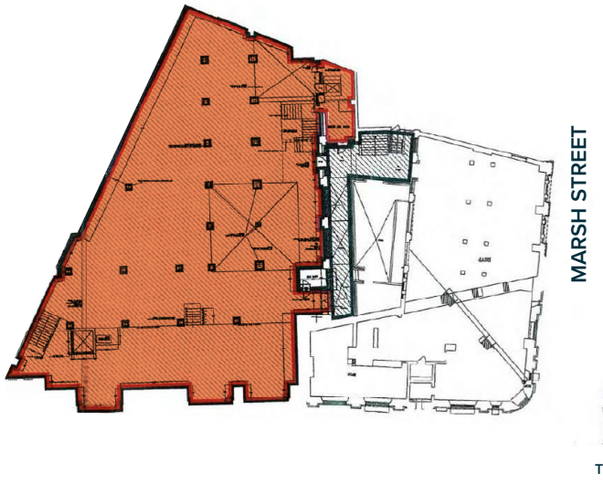




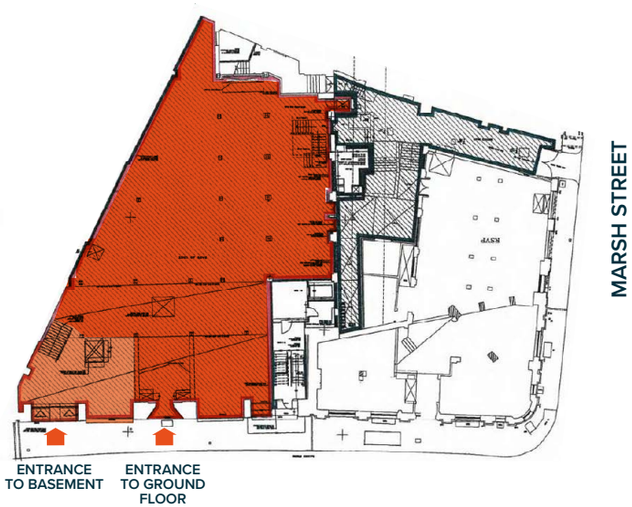
GROUND FLOOR PLAN



BASEMENT DEMISE



GROUND FLOOR DEMISE



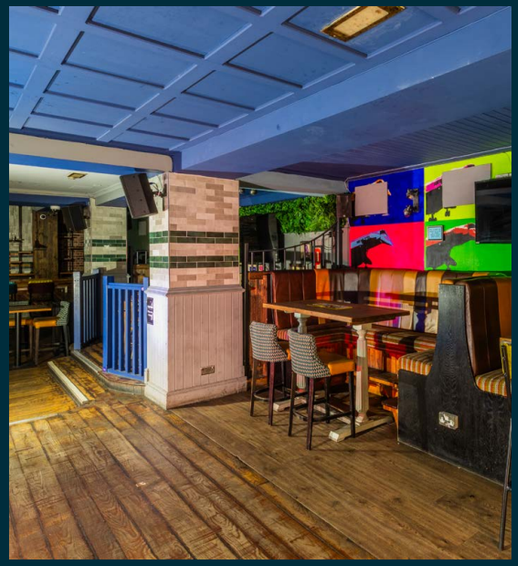
ACCOMMODATION

The premises comprise a ground-floor bar with two level changes, together with a separate basement nightclub, providing the following approximate GIA areas.

The accommodation is available either as a whole or as two independent units.

Ground floor	6,600 sq ft	613.16 sq m
Basement	7,600 sq ft	706.06 sq m
Total	**14,200 sq ft**	**1319.22 sq m**

*Both ground and basement units benefit from a dedicated service route accessed via Marsh Street.



16-24 BALDWIN STREET



TERMS
A new effective FRI lease without premium for a minimum term of 10 years and a rent on application.

SERVICE CHARGE
Based on an apportionment of 24.57% being a budget of £61,106.45 for the year ending 31/12/2026.

RATES
The Valuation Office Agency website shows a Rateable Value from 1st April 2026 of £135,000. For rates payable please refer to the Local Charging Authority.

EPC
Details available upon request.
Rating of 66 / C.

SERVICES
We understand that mains services are provided to the property including water, drainage, gas, and 3 phase electricity.

VAT
All figures are quoted exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS
Each party is to bear their own legal, surveyors or other costs incurred in the transaction.

AML
In accordance with the current Anti-Money Laundering (AML) regulations, the occupier will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.

FURTHER INFORMATION
For further information, please contact the sole agents:

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Hartnell Taylor Cook

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