

TO LET

THE HATCHET INN

BAR AND RESTAURANT

27 FROGMORE STREET

BRISTOL

BS1 5NA



Viewing by appointment only. Contact JSReakes Ltd 0784 6141 323

LOCATION

Nestled in the heart of Bristol City is The Hatchet Inn, a well known historic pub. The University of Bristol, ranked one of the top ten UK universities, is just a 10 minute walk away.

The venues surrounding The Hatchet Inn include Colston Hall, Bristol Cathedral, O2 arena and The Hippodrome. They attract many locals and tourists through out the year.

Bristol is an affluent and vibrant city with endless historic charm. It is well known for it's passionate character, maritime history and extensive parkland.

A sustainable approach earned Bristol European Green Capital status. The One City Plan to create a fair, healthy and sustainable city is in progress.

With year round festivals, award winning cycle tracks, gastronomy of every flavour and awe-inspiring street art, Bristol is the place to be.



Trade Details

- New free of tie lease available
- Established business
- Excellent central location opposite the O2
- Catering Kitchen
- External seating area
- Owners accommodation
- Licenced hours Mon - Sun 10am - 4:30am
- Rateable value £108,000
- Asking rent £85,000 per annum
- 100 covers in the dining area
- Garden seating approx 40

TENURE

The property will be offered on a new 20 year Free of Tie lease from The Wellington Pub Company.

LEGAL COSTS

The lessee shall pay a contribution of £1,500 towards the landlord's reasonable legal fees

EPC

Requested

VAT

All quotes are exclusive of VAT unless otherwise stated

There is an application process. Please contact JSReakes Ltd for further details
Phone: 0117 9200 090 Mobile: 078 4614 1323 Email: Office@jsreakes.co.uk

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THE HATCHET INN, 27 FROGMORE STREET, BRISTOL, BS1 5NA

PROPERTY

The Hatchet Inn is Bristol's oldest pub. Dating from 1606 it is a Grade II listed building. The name is thought to have originated from the axes/hatchets used by woodsmen from Clifton Wood. The property is a substantial detached two storey public house.

Ground floor:

The dining area has in excess of 100 covers. The trade area benefits from working fireplaces and is an attractive traditional pub environment. The business currently trades with multiple television screens for sports watching, two AWP machines and one pool table. There are ladies, gents and disabled toilets.

First floor:

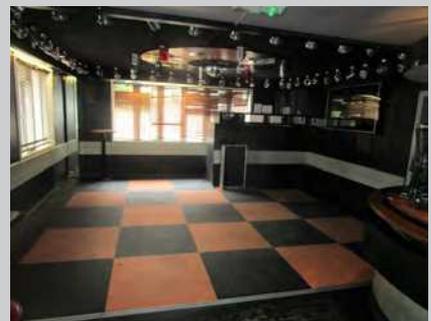
A large trade area is divided into three interconnected rooms with separate bars and DJ booths. The first-floor area is well utilised mainly at weekends and has become a Bristol institution in the late-night culture. There are ladies and gents toilets. Catering kitchen and store.

There is a one bedroom managers flat with separate access from the ground floor.

Outside:

A large courtyard style garden to the side of the property with additional seating for approximately 40 people.

There is an external area to the side of the property. This is held under a separate licence from Bristol City Council. The area is currently used as a car park.



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