

LONG LEASEHOLD INVESTMENT – FOR SALE

313, GLOUCESTER ROAD, HORFIELD, BRISTOL, BS7 8PE

GROUND FLOOR LOCKUP 77.60 SQ M (835 SQ FT)

INVESTMENT SUMMARY

- Long 999 year lease from 1st January 2000, subject to tenant income
- Busy & popular trading location.
- Tenant, FED Café Ltd, has traded in Bristol since June 2018 with branches in Bishopston, Cotham, Fishponds, Westbury on Trym and its most recent opening at the Arnolfini on Bristol's Harbourside.
- Tenant trading well
- Income of £25,000 per annum exclusive
- 10 year effective full repairing an insuring lease from 17th October 2022
- No VAT

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313 Gloucester Road

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LOCATION
Horfield is situated approximately 2.5 miles north of Bristol city centre, popular with both professionals and students. The premises front the A38, Gloucester Road, and is let to FED Café Ltd.

Gloucester Road is recognised as one of Bristol's premier retail and leisure destinations, benefitting from a diverse mix of independent operators and national occupiers, together with a strong residential catchment and excellent public transport links.

The property immediately adjoins **St Peter's Hospice** whilst other nearby occupiers include **Coffi Lab**, **Boston Tea Party, Co-Op** and **Pizza Rova**.

ACCOMODATION
Arranged as a ground floor lockup shop with rear garden for customer seating.

	M	**Ft**
Internal width	6	19'7"
Shop depth	14	45'11"
	Sq M	**Sq Ft**
Ground floor	77.60	835
Rear yard	49.7	567
TOTAL	**127.3**	**1,402**

TENURE
The property is held on a long lease for 999 years to expire 31st December 2998

TENANCY
The premises are underlet to Fed Café Ltd who occupy on an existing 10 year lease from 17 October 2022, to expire 16th October 2032, with a tenant break option on the 5th anniversary. The passing rent is £25,000 per annum, which shows £44.09 Zone A.

COVENANT

FED Café is a popular independent Bristol coffee operator, with multiple successful locations across the city and a growing customer following.

We are advised that FED Café Ltd trade well from this location.

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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PRICE
£285,000 (Two Hundred and Eighty-Five Thousand Pounds) which presents a net initial yield of **8.53%** after purchaser's costs of **2.8%**.

VAT
This property is not elected for VAT.

PLANNING
The property benefits from use **Class E** of the Town and Country Planning Order 1987. Prospective purchasers are advised to make contact with the Local Planning Authority for further information.

BUSINESS RATES
According to the Valuation Office website, the premises are assessed as follows:
Rateable Value: £20,000 (from 1st April 2026)
Interested parties are advised to satisfy themselves that the above assessment is correct by referring to:
https://www.gov.uk/find-business-rates.

SERVICE CHARGE
A service charge is payable, to contribute towards the maintenance, upkeep and any external repairs required.

EPC
A certificate rated A (20) is available on request.

LEGAL COSTS
Each party to bear their own costs incurred in any transaction.

VAT
We understand that VAT will not be chargeable on the purchase price.

SANCTION & ANTI-MONEY LAUNDERING CHECKS
Carter Jonas is required to carry out sanction and AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be required to supply photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING AND FURTHER INFORMATION:

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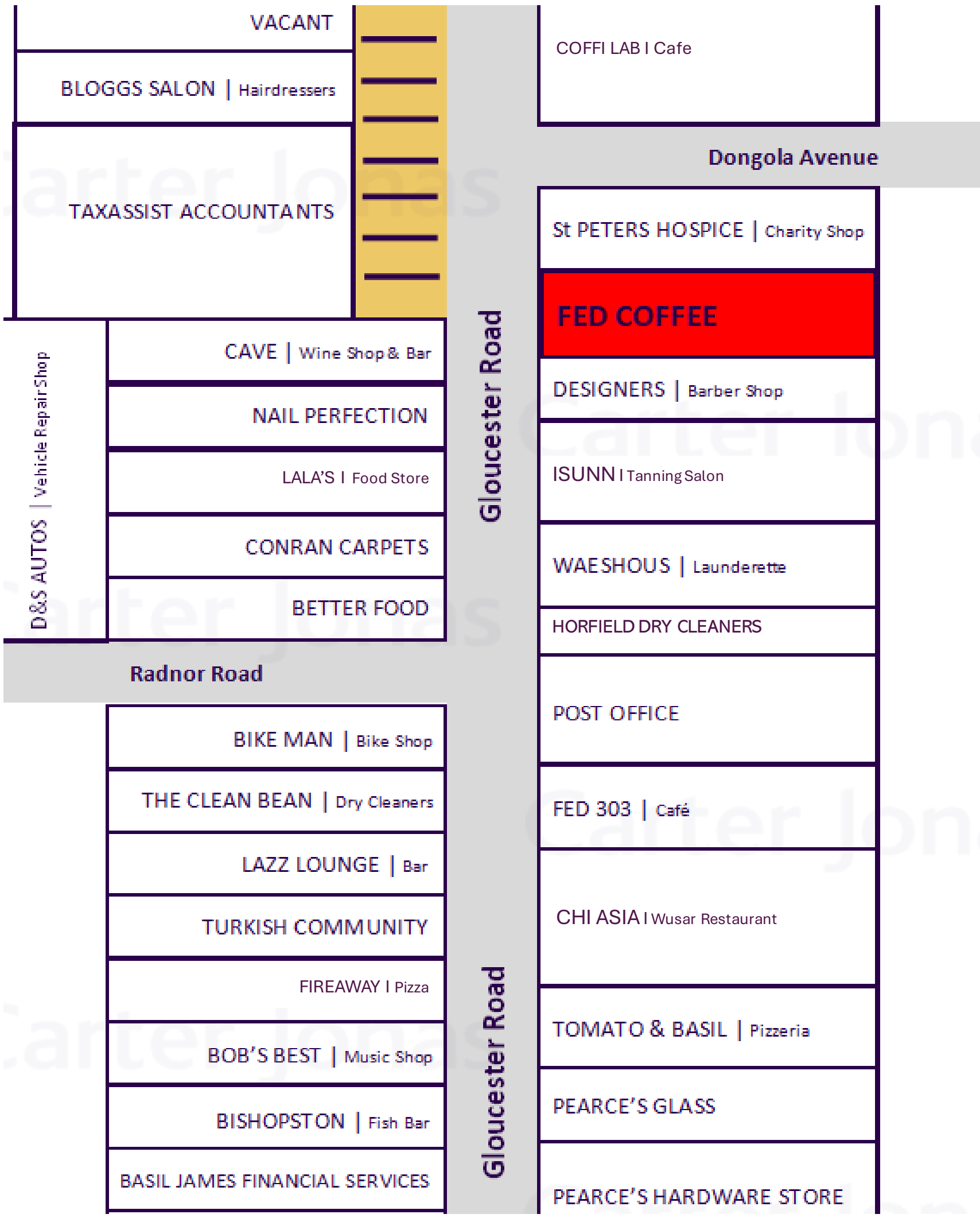
NOVEMBER 2026

SUBJECT TO CONTRACT

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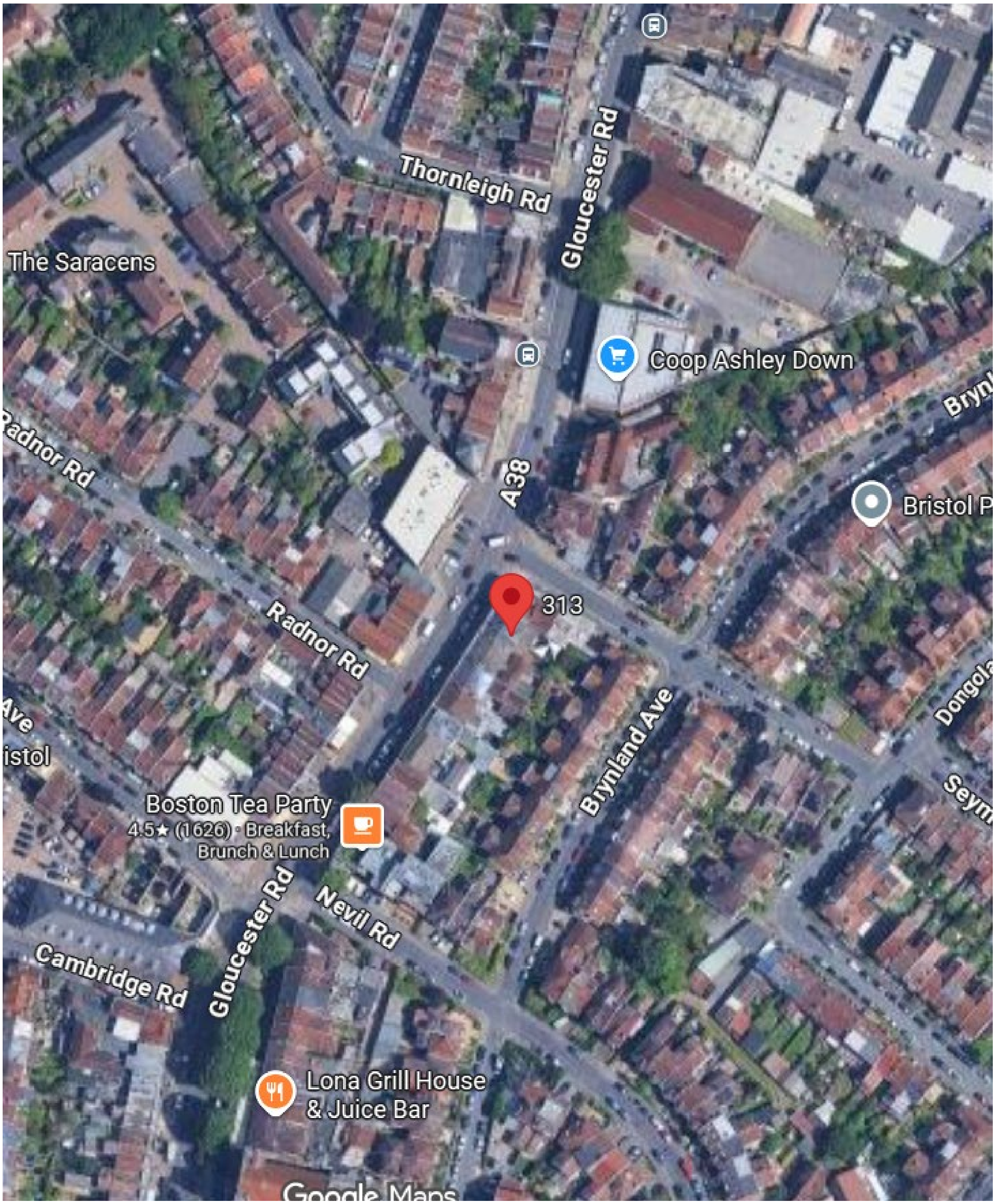
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NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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[313 Gloucester Rd - Google Maps]

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