



15 Small Street

Bristol BS1 1DE

Tenure
To Let

Price
Nil Premium

- Bristol city centre property
- Close to soon to open Hotel Gotham
- Surrounded by multiple operators
- Ground floor 3,020 sq ft
- Basement 1,908 sq ft



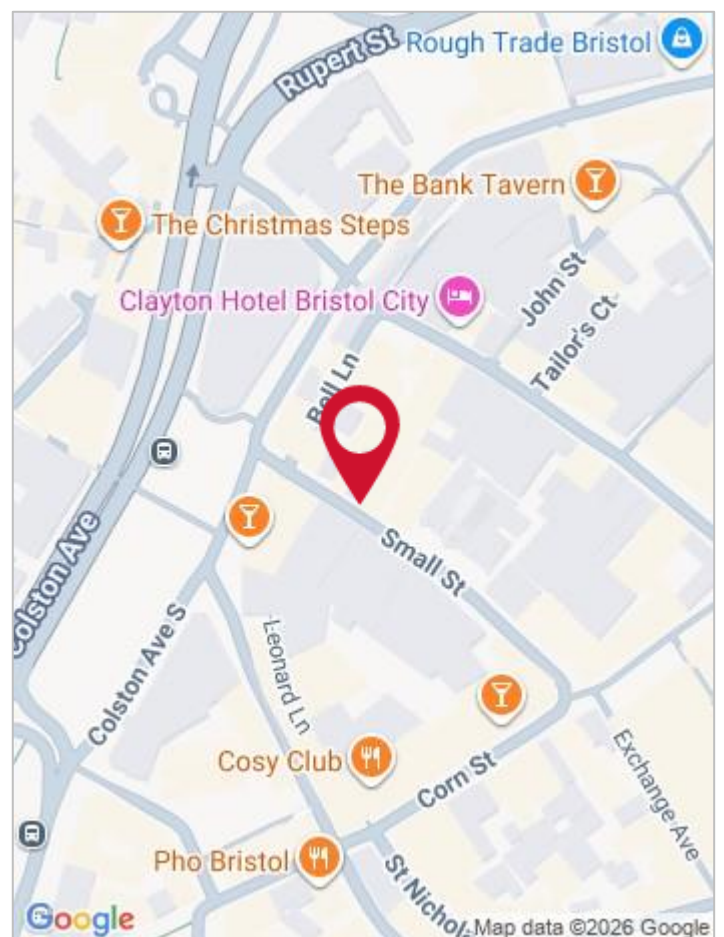
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Location

The property is situated on Small Street which joins Corn Street, forming part of one of the strongest licensed pitches within Bristol city centre. This is an exceptionally popular part of the historic old city and nearby operators include the soon to open Hotel Gotham, a premium 5 star hotel, the 5 star Harbour Hotel and food and beverage operators including Flight Club, Flat Iron, Cosy Club, Mowgli, San Carlo and numerous corporate bar operations. This area has seen and continues to witness significant development including the new hotels mentioned, and vast student and residential development in the immediate vicinity.

Description

The property comprises the ground floor and basement of a substantial end terrace property providing extensive trading areas. There are numerous original features including the large, vaulted basement which provides potential for further trade areas.



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Trade

Given its position in the city centre and close proximity to Corn Street this is an established leisure circuit with many bars and restaurants surrounding, offering high footfall and strong demographics. It is well positioned to act as a bar or restaurant to benefit from the existing trade surrounding. The property has a late licence allowing sale of alcohol until 4am.

Accommodation

Ground Floor

The property is accessed by a double door entry from Small Street and the ground floor provides extensive split level accommodation with wood floors throughout and attractive frontage. It is currently presented in a shell specification, however subject to covenant strength the landlord may consider a co-investment with a tenant. The front area has previously been utilised as trading with a former trade kitchen and customer toilets to the rear.

Basement

The basement offers further trade potential given its head height and attractive vaulted brick ceilings. It has previously been utilised as storage and a temperature-controlled beer store.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Basis as follows:

Basement	177 sq m (1,908 sq ft)
Ground Floor	280 sq m (3,020 sq ft)
Total	457 sq m (4,928 sq ft)

Tenure

The property is available by way of a new lease on terms to be agreed. The guide rent is £55,000 per annum. The Landlord will require a business plan, proof of funding and references and subject to covenant strength may require a rent deposit.

Planning

The property is not Listed but is situated within a Conservation Area.



Licence

A Premises Licence prevails (10/00917/PREM) and permits the following licensable activities:

Sale of Alcohol; Films; Live Music; Recorded Music:
Monday to Sunday 11:00am - 04:00am

Late Night Refreshment
Monday to Sunday 11:00pm - 04:00am

Business Rates

The property is in an area administered by Bristol City Council.

Rateable Value £12,000 (2023) & £49,250 (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

The property has an EPC rating of C.

Services

We are advised that the premises are connected to all mains services.

Viewing

Please note the premises are currently closed. For formal viewings please contact Fleurets West & South Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

Kevin Conibear

Director - Head of Urban Markets

☎ 0117 923 8090

📱 0758 7638268

✉ kevin.conibear@fleurets.com



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Our Regions

London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

Midlands

☎ 0121 236 5252

✉ midlands@fleurets.com

North West

☎ 0161 683 5445

✉ northwest@fleurets.com

North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com