

96A  
WHITELADIES  
ROAD & 31A  
KINGS PARADE

CLIFTON • BRISTOL • BS8 2QX



Hartnell  
TaylorCook

OPPORTUNITY TO ACQUIRE AN ATTRACTIVE **MIXED-USE RESTAURANT & RESIDENTIAL INVESTMENT** IN A HIGHLY SOUGHT-AFTER LOCATION

# INVESTMENT SUMMARY

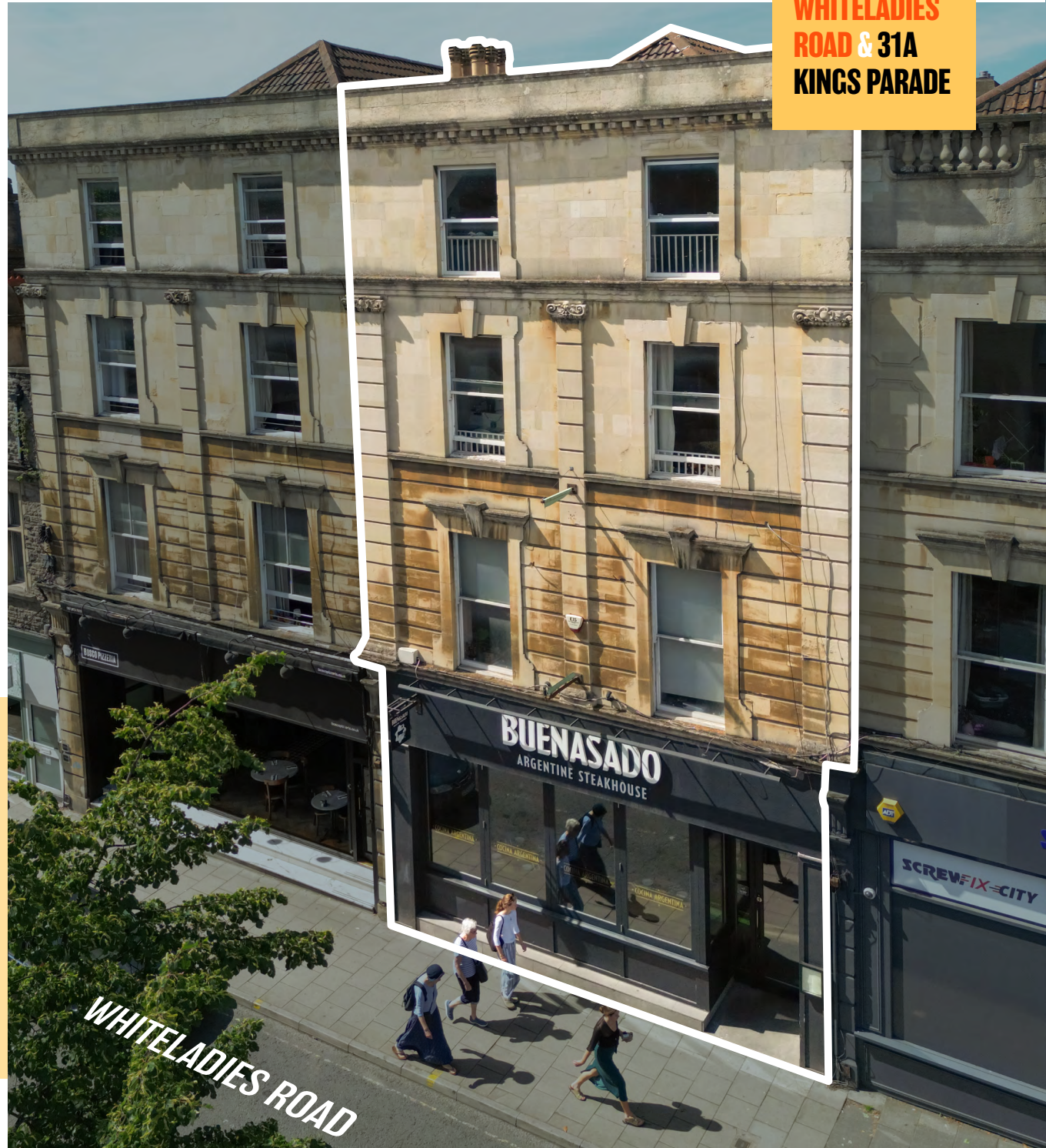
- Attractive mixed-use restaurant and residential investment.
- **Freehold.**
- Prominent position on Whiteladies Road central to **Bristol's most affluent residential areas.**
- Ground floor let to Buenos Aires Restaurant Limited for a term of 15 years from 16 Nov 2021 with a mutual break option in November 2031 **providing 11 years unexpired.**
- First floor residential let to private individual on a yearly AST.
- **Total income £65,020 pax, with fixed increase to £70,020 pa** in November 2026.
- Restaurant has **RPI-linked review** in November 2031.
- **Extensively refurbished**, completed in 2022.

# PROPOSAL

We are instructed to seek offers in excess of **£900,000 (Nine Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

Assuming standard purchasers costs, a purchase at this level reflects **Net Initial Yield of 8.50%** on the topped up commercial income and a capital value of **£350 per sq ft** on the residential.

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# LOCATION

**Bristol, the South West's capital, is the UK's fifth largest urban area and the eighth largest city outside London.**

Bristol is one of the UK's leading regional cities, combining a diverse economy with internationally recognised strengths in technology, aerospace, creative industries and innovation. Home to an estimated 494,400 residents in 2024, and serving a wider urban population of approximately 690,000, Bristol continues to attract investment, talent and businesses seeking access to one of the country's most vibrant urban economies.

The property is located in Clifton, an affluent and desirable suburb just north of the city centre. Whiteladies Road, one of Bristol's principal arterial routes, links the city centre with the sought-after northern suburbs and is home to a vibrant mix of retail, leisure, and commercial uses, ensuring consistently high footfall and strong visibility for businesses.



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# CONNECTIVITY



By road, Whiteladies Road (A4018) offers immediate access to the M32, M4, and M5 motorways, connecting the city to regional and national networks.



The location benefits from excellent transport connections. Bristol Temple Meads railway station, the city's main rail hub, lies approximately 3 miles to the south, offering direct services to London Paddington in as little as 1 hour 20 minutes. Clifton Down Station, within easy walking distance, provides convenient local rail services.



Bristol Airport, situated just 9 miles to the south, is a major international gateway with an extensive range of domestic, European, and long-haul flights, serving both business and leisure travellers.

UNIVERSITY OF BRISTOL

WILLS MEMORIAL BUILDING

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TAPP'S WINE BAR

EVERYMAN CINEMA

ROCK SALT

CLIFTON DOWN  
SHOPPING CENTRE

BRAVAS

CLIFTON DOWN

CLIFTON VILLAGE →

THE METROPOLITAN

RICHER SOUNDS

BETTER FOOD

NOCO HAIR

ARLO & JACOB

£550 PSF AVERAGE RESIDENTIAL VALUES

BOSCO PIZZERIA

SUBJECT PROPERTY

£550 PSF AVERAGE RESIDENTIAL VALUES

THE SHREDQUARTERS

SCREWFIX

SCOOP WHOLEFOODS

5 MINS

NEPTUNE

A4108 WHITELADIES ROAD

KINGS PARADE AVENUE

BOSTON TEA PARTY / COOK

AQUA



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## RETAIL & LEISURE ACTIVITIES ON WHITELADIES ROAD

Whiteladies Road is one of Bristol's most established and architecturally attractive streets, linking the affluent neighbourhoods of Clifton, Redland, and Cotham to the city centre. The retail environment along the street is both vibrant and well-balanced, combining convenience-led national operators with an increasingly strong lifestyle and leisure offer.

Anchoring the lower part of the street is Clifton Down Shopping Centre, home to a main store Sainsbury's, alongside other notable names such as Specsavers, Starbucks, EE and Timpson. The centre generates consistent daily footfall and serves as a key convenience hub for the surrounding residential population. Further north, the retail mix becomes more aspirational, with a growing cluster of furniture, kitchen, and homeware retailers, including BoConcept, Sofas & Stuff, and Neptune.

The leisure offer is similarly strong, with Everyman Cinema acting as a major anchor for evening and weekend trade, complemented by a high-quality food and beverage scene that includes Aqua, The Spiny Lobster, The Metropolitan, and the popular Bosco Pizzeria. The section of the street where Buenasado is located has evolved into a sought-after dining destination, while nearby Cotham Hill boasts a thriving independent restaurant and bar scene with acclaimed operators such as Bravas, Condesa, Tapp's, Rock Salt, and Mangosteem, attracting a discerning local and citywide audience.

With its blend of established national brands, curated independents, and close proximity to the expansive Clifton Downs, Whiteladies Road remains one of Bristol's most resilient and desirable locations.

Sainsbury's

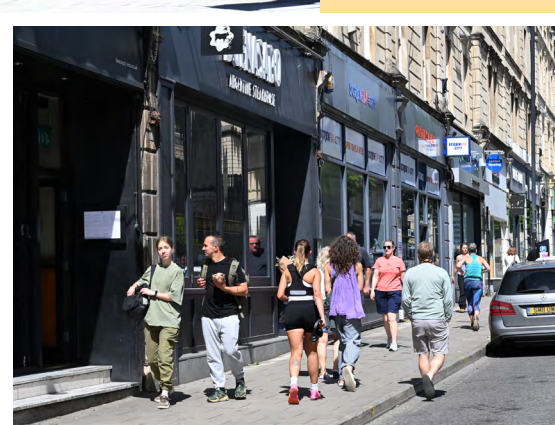
NEPTUNE

EVERYMAN

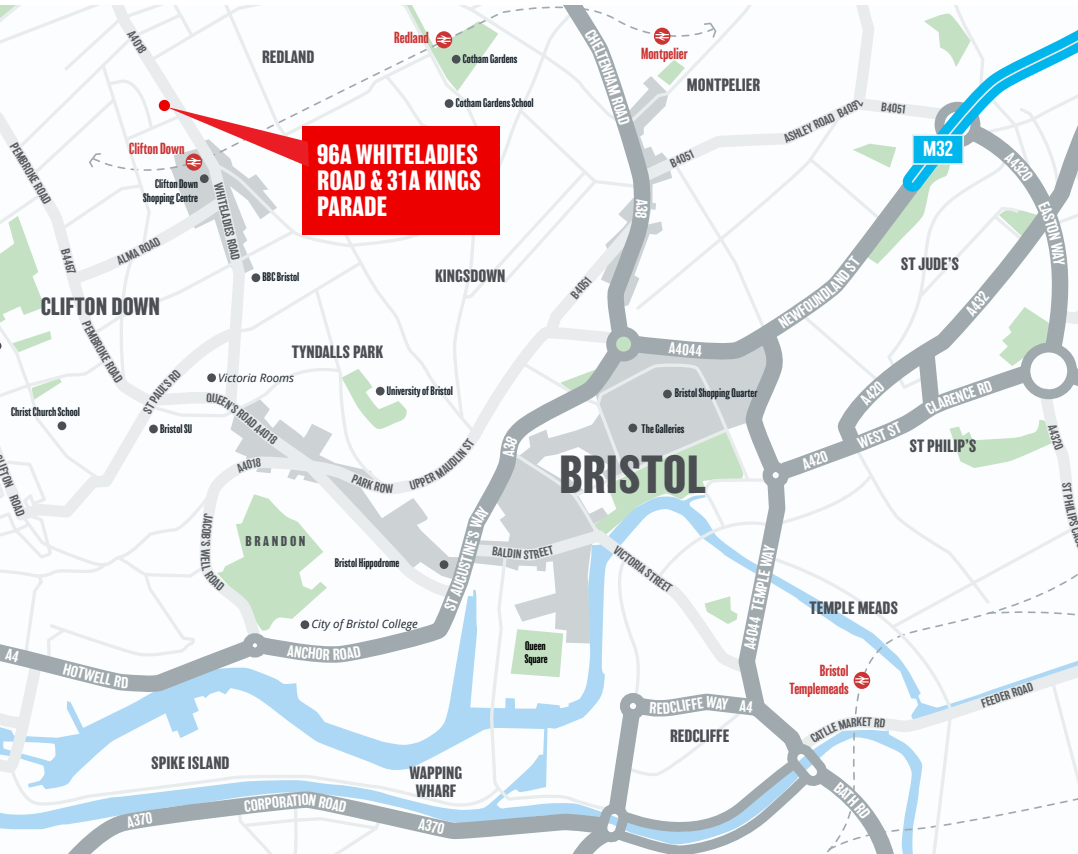
BETTER FOOD  
Organic. Local. Ethical.

BoConcept

BOSCO  
PIZZERIA



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## SITUATION

**The property occupies a prominent position on Whiteladies Road, in the heart of Clifton - one of Bristol's most affluent and desirable suburbs.** Whiteladies Road is a well-established commercial thoroughfare, home to a diverse mix of national and independent retailers, cafés, restaurants, and professional services, which benefits from strong footfall throughout the day. The area enjoys excellent public transport links, with Clifton Down Station just a short walk away, offering regular services to Bristol Temple Meads and beyond. The property is also within easy reach of the expansive Clifton Downs, a popular green space that attracts visitors year-round. A vibrant mix of residential, office, and leisure uses in the surrounding area ensures strong and consistent demand for local amenities and services.



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## DESCRIPTION

The property comprises a well-presented mid-terraced Victorian building arranged over ground and upper floors.

The restaurant occupies the entire ground floor, benefitting from a prominent frontage onto Whiteladies Road, while the residential accommodation is accessed separately via the attractive mews-style Kings Parade Avenue.

The ground floor trading as Buenasado Argentine Steakhouse features a stylish and contemporary fit-out that includes exposed brickwork, polished timber flooring, ambient pendant lighting, creating a refined warm dining environment. The restaurant is configured to provide approximately 86 covers, with a central bar and a mix of banquette and table seating. Industrial design elements, such as black metal finishes and exposed ductwork, complement the brand's modern Argentinian steakhouse aesthetic. The layout is well-proportioned and operationally efficient, supported by ancillary kitchen and back-of-house facilities with two fire escapes serving the unit.

The first floor comprises a self-contained two-bedroom apartment (31a Kings Parade Avenue), accessed independently from the rear. The accommodation includes two en-suite bedrooms and a spacious open-plan kitchen/living area, all finished to a high standard throughout.

The second and third floor residential have been sold on a long leasehold basis.



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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following approximate total Gross Internal Floor Area (GIA).

DESCRIPTION	SQ FT	SQ M
Ground Floor Restaurant	2,139	198.70
First Floor Residential	826	76.72
<b>TOTAL</b>	<b>2,965</b>	<b>275.42</b>



## TENURE

The property is held on a freehold basis, under title number AV32833.

## TENANCIES

The ground floor is let to Buenos Aires Restaurant Limited on a 15-year lease from 16 November 2021, with a mutual break option in November 2031, providing an unexpired term of 11 years.

The rent passing is £50,000 pax with a fixed increase to £55,000 pax in November 2026. The restaurant lease benefits from an RPI-linked rent review in November 2031. The first floor residential unit is let to a private individual on a yearly AST at a rent of £15,000 pa.

The second and third floor residential have been sold on 999 year long leaseholds at a ground rent of £10 pa respectively.

**The property produces a total current income of £65,020 pa, rising to £70,020 pa in November 2026 which the vendor is proposing to top-up on the sale.**

# COVENANT INFORMATION

## Buenasado (Buenos Aires Restaurant Limited - Company No. 06275601)

Buenos Aires Restaurant Limited is a well-established operator trading under the Buenasado brand. Founded in 2007, the company specialises in Argentinian steakhouses, with a focus on premium grilled meats and a carefully curated South American wine offering.

The business operates restaurants across several key UK locations, including London, Glasgow and Bristol, where its Whiteladies Road restaurant has established a strong local following. Positioned within the mid-to-premium casual dining sector, Buenasado offers a full-service dining experience centred on authentic cuisine, quality ingredients and consistent customer service.

The company is privately owned and ultimately controlled by Buenos Aires Restaurant Holdings Limited. According to the latest publicly available accounts for the year ended 30 June 2024, Buenos Aires Restaurant Limited generated turnover of approximately **£10.1 million**, employed **197 staff**, and reported **net assets of approximately £3.2 million**, demonstrating an established trading platform and a strong balance sheet.



**VISIT WEBSITE**

# ASSET MANAGEMENT

Planning consent remains extant for a first-floor extension, with enabling works already undertaken. This creates valuable flexibility to either provide further Class E accommodation or deliver an additional one-bedroom apartment with separate dedicated access from Kings Parade.

The proposed extension has been designed on a modular basis, with steel foundations already installed, making delivery straightforward. With consent readily implementable and local residential values at approximately £550 per sq ft, the scheme offers a compelling opportunity to enhance both the capital value and income profile of the asset.



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## FURTHER INFORMATION

### EPC

EPC Rating C (73). A copy of the EPC and recommendation report is available upon request.

### VAT

We understand the property is elected for VAT, and it is anticipated the sale will be treated as a Transfer of a Going Concern (TOGC).

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

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## CONTACTS

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