



## Harbourside Hostel Bristol

57 Prince Street, Bristol, Avon, BS1 4QH

**Tenure:** Leasehold

**Price:** £5,000,000

**Ref:** 96565

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- 88 bed hostel
- Established Bristol city centre business
- Well-appointed restaurant (120)
- Third & fourth floors currently not in use
- Recently restored and modernized
- Potential to increase to 170 bed hostel (STPP)

## Location

Being one of the UK's largest cities, Bristol is home to two major institutions of higher education and over 59,000 students. The city's 2021 census shows the population to be approximately 472,500.

Bristol has a bustling centre and a large shopping complex, as well as an attractive harbour. The floating harbour has been transformed from an industrial inland port into a major cultural and dining hub. Adjacent to the harbour is the Harbourside Hostel.

The hostel is five to ten minutes' walk from major attractions like Bristol Aquarium, Bristol Cathedral and the SS Great Britain. It is also situated close to major transport links: Bristol Temple Meads Station is just ten minutes' walk away and Bristol Airport is approximately seven and a half miles distant.

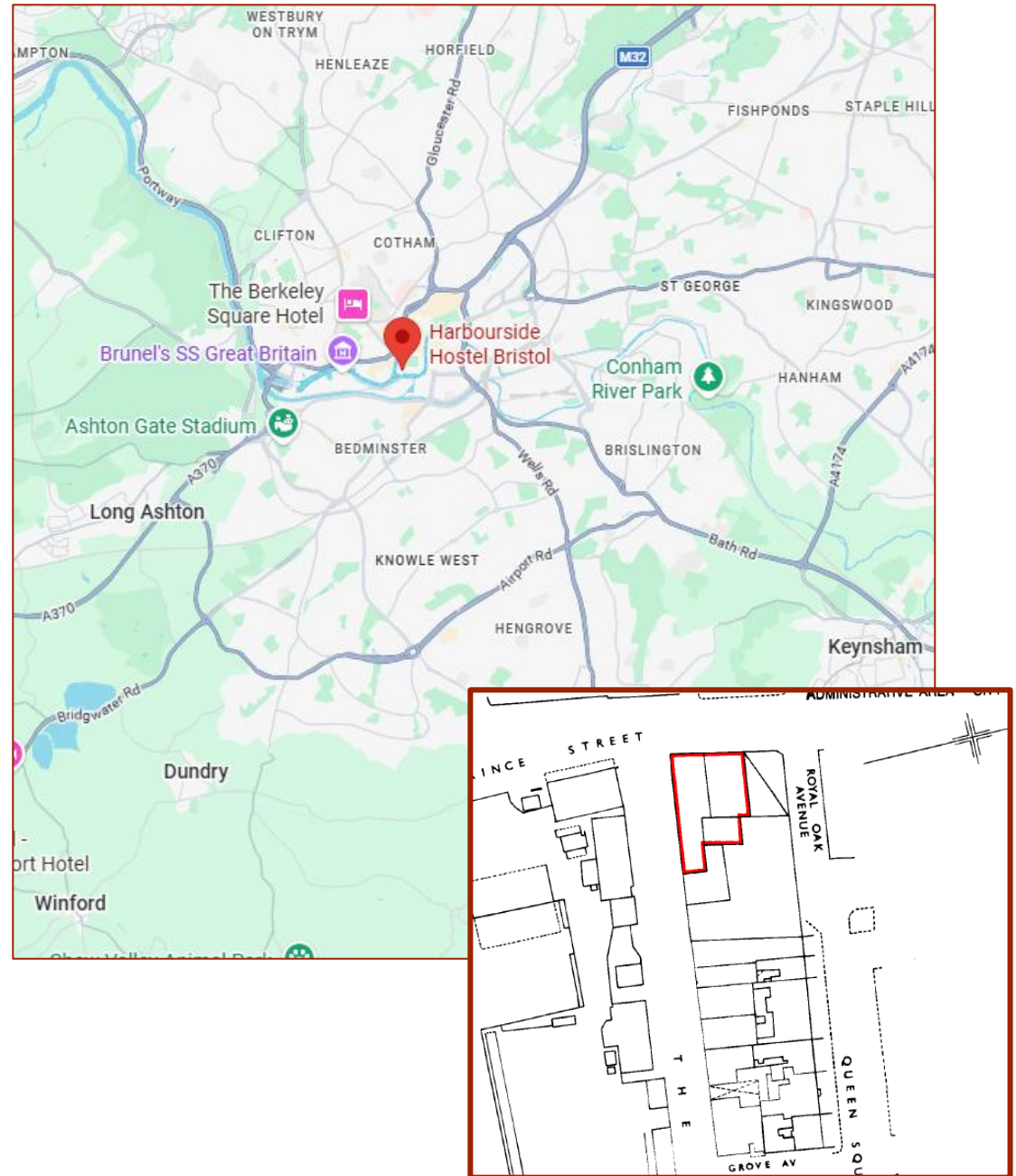
The hostel's location is superbly situated for exploring the city and its many attractions. The property presents an opportunity to acquire a substantial Grade II listed building within the heart of Bristol city centre.

## The Property

The property is situated over five storeys and appears to be constructed of squared Pennant rubble with limestone dressings.

The property was built circa 1880 and converted in 1981. It was formerly the Bristol Clipper public house.

The property, which must be viewed to appreciate its potential, is briefly described as follows:



## Trade Areas

### GROUND FLOOR

#### RESTAURANT – HARBOURSIDE DESI KITCHEN & BAR

Accessed through three external double door entrances is the RESTAURANT seating 120 on fabric dining chairs and bar stools. Stainless steel BAR SERVERY - approximately 10m long - with mirror back bar display. The restaurant has character with exposed stone walls, a heavily beamed ceiling, faux foliage and a tile floor.

Off the trade area are the LADIES' and GENTLEMEN'S TOILETS. Two additional storerooms.

Off the restaurant is the COMMERCIAL KITCHEN which is of good size with a five-fan extraction unit and stainless steel and UPVC clad walls. Three ancillary stores. Good sized walk-in fridge. BASEMENT BEER CELLAR.

#### FORMER NIGHTCLUB

Previously operated as a NIGHTCLUB, the room is of substantial size with multiple ornate archways. It is currently being utilised as a garage and storage area.

The lower cellar is currently utilised for additional storage.

Off the cellar is the boiler room with four Tempest boilers.

Note: the area is still licensed to serve alcohol and could be reopened as a nightclub or a games room for guests.

#### THE HARBOURSIDE HOSTEL

Arranged over the first and second floors is the hostel. It is serviced by four staircases to the first floor and three staircases to the second floor. The hostel currently has 85 beds in operation over the first and second floors. The beds are a mix of doubles and singles and are not bunk beds.





On the first floor there are three washrooms and on the second is a further four washrooms. The rooms are arranged as follows:

## The Hostel Accommodation

### FIRST FLOOR

Room 101 (2 beds)

Room 102 (2 beds)

Room 103 (1 bed)

Room 104, en suite (2 double beds) – currently used as Owners' Accommodation

Room 105 (5 beds)

Room 106 en suite (1 double bed)

Room 107 (3 beds)

Room 108 (6 beds)

### SECOND FLOOR

Room 201 (1 bed)

Room 202 (5 beds)

Room 203 (4 beds)

Rooms 204, 205, 206, 207 and 208 (3 beds each)

Rooms 209 and 210 (2 beds each)

Room 211 and 212 (5 beds)

Room 213 (double bed) – Staff accommodation

Room 214 (10 beds)

Rooms 215 (16 beds)

In addition, there are six storerooms over the first and second floors.

### THIRD & FOURTH FLOORS

These floors are currently not in operation, however provisions have been made (with architect's drawings and fire safety plans) for these areas to be brought back into use.

## The Business

Our clients acquired the Harbourside Hostel in February 2020 and now wish to sell to focus on their other business commitments.

Within a short period of taking occupation, our clients had dramatically altered the first and second floors to create hostel accommodation. They also intended to develop the third and fourth floors into Japanese-style pod hostel accommodation and are currently in the process of obtaining approval from Bristol City Council Building Control.

The hostel accommodates a large number of tourists and citygoers visiting the vibrant city of Bristol on a budget. We are advised occupancy levels are currently averaging 38% per week, which highlights the tremendous scope for developing the trade.

Formal accounting information will be released, subject to a successful viewing and with the consent of our clients.



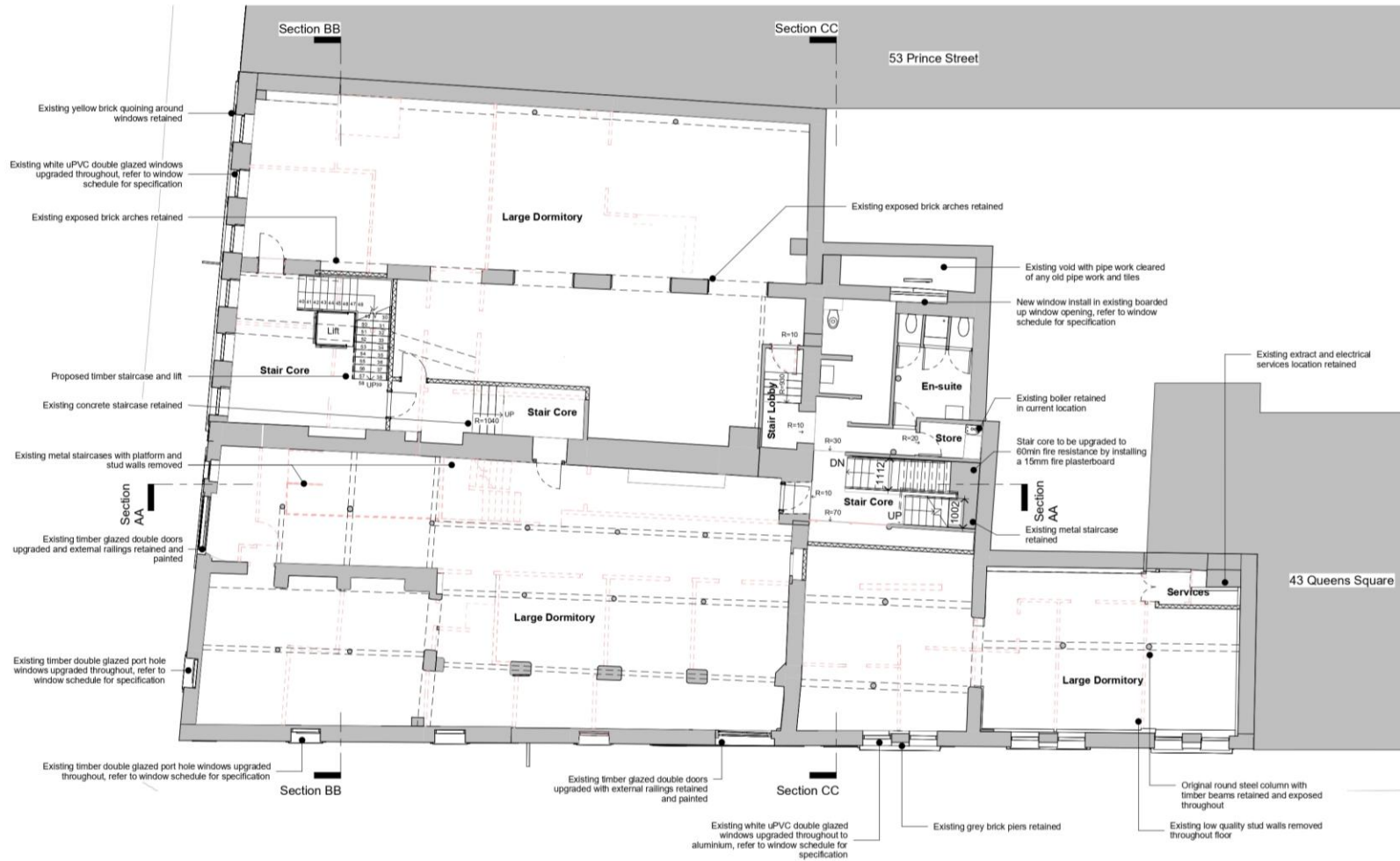
## Proposed third floor plan

**FIRE ALARMS** AFD system to BS 5839 Part 1, Category L1/M smoke detector system is to be installed, which has automatic detectors installed throughout all areas of the building (including roof spaces and voids) with the aim of providing the earliest possible warning. In practice, detectors should be placed in nearly all spaces and voids. With category 1 systems, the whole of a building is covered apart from minor exceptions.

KEY:

- Existing
- Proposed
- Demolished

Confirm all dimensions on site prior to any off site manufacturing.  
At construction phase do not scale from drawing, use figured dimensions only.  
Dimensions are in millimetres and to structure unless stated otherwise.  
Report any discrepancies, conflicts or errors to architect prior to proceeding.  
Refer to structural engineers design for all load bearing elements, bracing, movement joints and below ground drainage.  
Refer to mechanical and electrical engineers design for all building services.  
All works to comply with relevant British Standards and Building Regulations.  
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**FOR PLANNING**

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Client  
**Vijay Patel**

Project  
57 Prince Street, Bristol BS1  
4QH

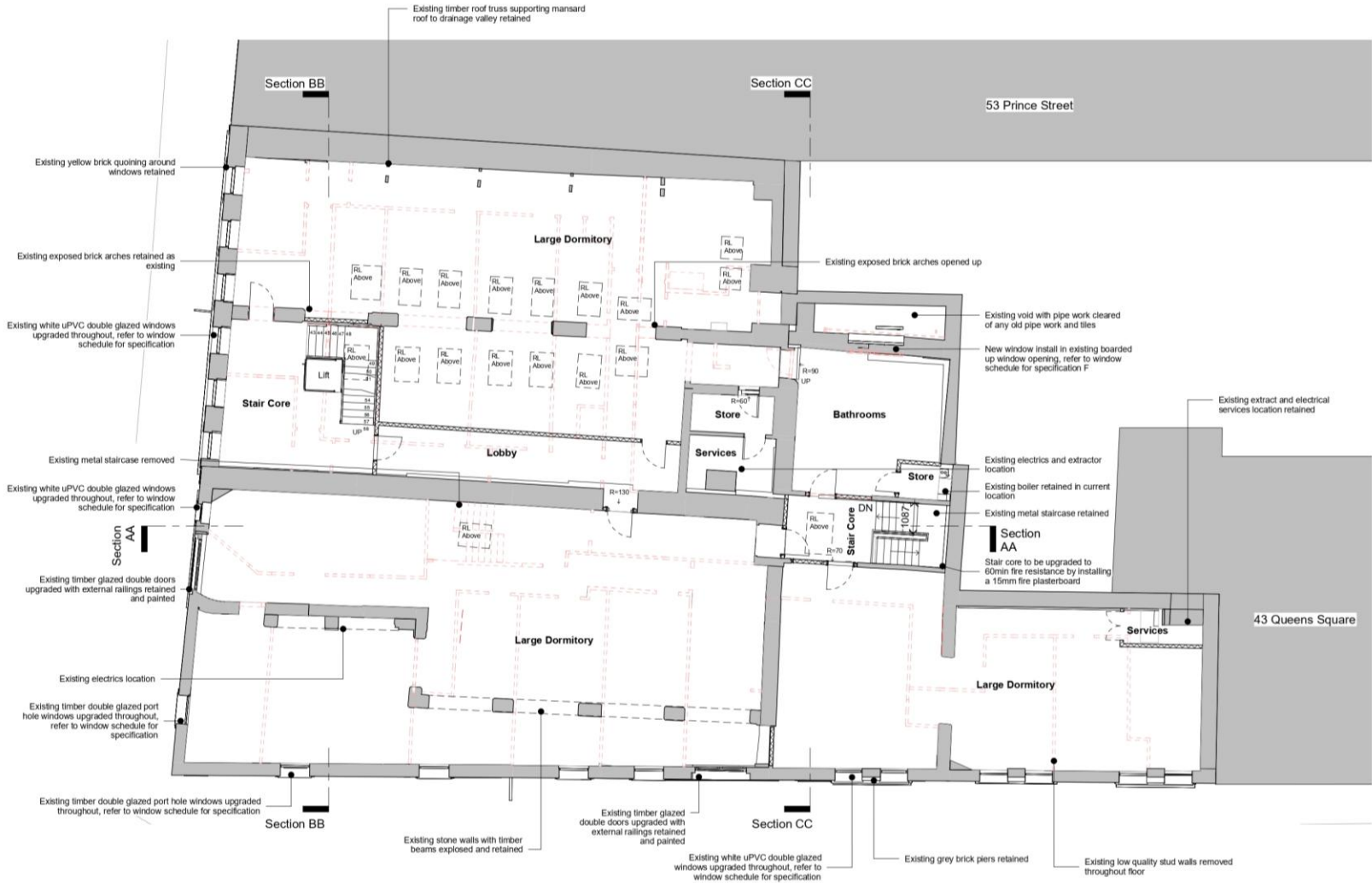
Drawing Title

**PROPOSED THIRD FLOOR  
PLAN**

|                |      |
|----------------|------|
| Drawing Number | Rev. |
| 388-PLA- 113   | E    |

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Proposed fourth floor plan



**FIRE ALARMS:** AFD system to BS 5839 Part 1, Category L1/M smoke detector system is to be installed, which has automatic detectors installed throughout all areas of the building (including roof spaces and voids) with the aim of providing the earliest possible warning. In practice, detectors should be placed in nearly all spaces and voids. With category 1 systems, the whole of a building is covered apart from minor exceptions.

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E Internal stud walls removed 13/01/25

Rev Description Date

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Client  
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Project  
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Drawing Title  
**PROPOSED FOURTH FLOOR PLAN**

Drawing Number  
**388-PLA- 114**

Date Scale Drawn / Check

Rev  
**E**

## Tenure & Price

**LEASEHOLD £5,000,000** to include goodwill, fixtures and fittings. Stock at valuation in addition.

The Harbourside Hostel is held on a full repairing and insuring lease from Bristol City Council for a term of 75 years, commencing January 1982. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £90,000 paid quarterly in advance, subject to five yearly rent reviews.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

## Licences

A Premises Licence is held.

The property is licensed until 1am.

## Services

All mains services are connected

Rateable value: £20,000 as at 1 April 2026

Local Authority: Bristol City Council



awaiting  
epc



## Midlands

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## Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

## Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.