



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

SUPERB COMMERCIAL UNIT TO RENT IN STOKES CROFT

***SUITABLE FOR A LARGE RANGE OF USES
INCLUDING OFFICES, RETAIL AND GYMS***

26 STOKES CROFT, BRISTOL, BS1 3QD



- **5,105 SQ FT (474.26 SQ M) OVER THREE FLOORS**
- **NEW LEASE AVAILABLE**
- **FLEXIBLE CLASS E PLANNING USE (SUBJECT TO LANDLORD'S CONSENT)**
- **EXCELLENT CITY CENTRE LOCATION**
- **RENT ON APPLICATION**

SUBJECT TO CONTRACT

LOCATION

Stokes Croft is an arterial route in the heart of Bristol, linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops and offices. Cabot Circus and Broadmead shopping areas are also within easy walking distance and there is good access to the road network via the A4032 and then M32.

DESCRIPTION

The property is set over three floors, comprising a large basement and open plan ground and first floors which are accessed by a central staircase. There is a large, glazed frontage with pedestrian access to the front and roller shutter access and pedestrian access at the rear. The first floor benefits from large amounts of natural light through glazed roof lights. The property is currently in a shell specification and is ready for fit out.

The property is suitable for a wide variety of commercial uses ... early viewings are highly recommended!

ACCOMMODATION

The property has the following approximate net internal areas.

Basement:	967 sq ft	(89.84 sq m)
Ground:	2,013 sq ft	(187 sq m)
First floor:	2,125 sq ft	(197.42 sq m)
Total:	5,105 sq ft	(474.26 sq m)

TERMS

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. A rental deposit may be required to be held by the landlord for the duration of the term.

RENT

Rent is available upon application.

BUSINESS RATES

In accordance with the Valuation Office Agency Website (www.voa.gov.uk), the property has the following designation:-

Rateable Value: £13,500

ENERGY PERFORMANCE CERTIFICATE

E-118. A copy is available upon request.

VAT

The property is not elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

SEPTEMBER 2020