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**TO LET**  
**PRIME RETAIL UNIT**  
**30 PARK STREET, BRISTOL, BS1 5JA**



- **THE PROPERTY OCCUPIES AN EXCELLENT POSITION ON PARK STREET. A PRIME RETAIL POSITION LINKING CLIFTON AND BRISTOL CITY CENTRE**
- **THE UNIT PROVIDES A RETAIL SALES AREA OF 674 SQ FT AND ANCILLARY SPACE OF 524 SQ FT.**
- **THE UNIT'S LOCATION PROVIDES EXCELLENT FOOTFALL AND PASSING TRADE**
- **QUOTING RENT £22,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

## LOCATION

The property is situated on a prime pitch on Park Street, a very popular arterial route for both pedestrians and vehicular traffic in Central Bristol. Park Street links the centre of Bristol with the affluent suburbs of Clifton, Redland, and Cotham and the property's position exposes it to a very high volume of pedestrian footfall and passing traffic. Nearby occupiers include The Bristol Guild, Nandos, Finisterre, Ollie Quinn, Audio T, T.M Lewin and Diana Porter to name just a few.

## DESCRIPTION

The property comprises a large ground floor retail unit with a fully glazed frontage, internal security shutters.

The property benefits from high ceilings, and a large basement storage and staff area.

## SALES AREA

The property has the following approximate net internal areas:

Sales area:	674 sq ft (62.64 sq m)
Basement Ancillary:	524 sq ft (48.63 sq m)

**Total: 1,198 sq ft (111.27 sq m)**

## QUOTING TERMS

The property is offered by way of a new effectively full repairing and insuring lease by way of a service charge, the terms of which are to be agreed.

## RENTAL

The quoting rent for the property is £22,000 per annum, exclusive.

## BUSINESS RATES

The property has a rateable value of £21,000 for the year 2021/22.

We would advise all applicants to make their own enquiries regarding this with Bristol City Council Rating department.

## PLANNING

We understand that the property benefits from E Class retail use class.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-114 and a certificate can be made available upon request.

## VAT

All prices and Rents quoted are exclusive of VAT if applicable.

### Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Holly Boulton BSc Hons and Charlie Kershaw MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**April 2021**

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