

COMMERCIAL UNIT TO LET

The Old Jail, Willway Street, Bedminster, Bristol, BS3 4BG



- Industrial unit with high eaves—suitable to various uses (STP)
- 4,466 sq ft (419.87 sq m)
- Excellent central location in Bedminster
- Quoting rent only £35,000
- Low rateable value—small business rates relief may be possible



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located on Willway St in Bedminster Bristol. The property can easily be accessed from the city centre and has good road links to the rest of the city. Bedminster and Temple Meads train stations are both an easy walk from the premises and Bedminster will soon benefit from the Metrobus scheme.

Bedminster is a thriving commercial area of Bristol and the property sits in an established industrial area with Park Furnishers opposite, but is also in very close proximity to the new planned St Catherine Place development and Bedminster Parade and East Street.

DESCRIPTION

The property is of stone construction, having originally been built as a Jail in the 18th Century. There is a large apex roof light running the full length of the building providing lots of natural light. The property benefits from an eaves height of approximately 9 meters.

Internally the property has LED lighting and 3 phase power.

The main area of the building provides workshop, storage space and WC at ground floor level and benefits from large timber double doors providing access from the street. At mezzanine level there is office space and further storage.

ACCOMMODATION

The property has the following approximate internal areas:-

Workshop, Warehouse and Storage space	3,466 sq ft	(325.87 sq m)
1st Floor Office /Storage	1,000 sq ft	(94 sq m)
Total	4,466 sq ft	(419.87 sq m)

TENURE

The property is available to let on a new lease, the terms of which are to be agreed.

RENT

The property is available at a quoting rent of £35,000 per annum exclusive.

USE

We understand that the property currently benefits from B1/B2/B8 Use but we would recommend that interested parties make their own enquiries with Bristol City Council Planning Department. Alternative Uses will be considered, subject to planning.

EPC

Available upon request.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value: £13,750
Rates Payable (As of April 2026): £5,940

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We understand that VAT is not payable on the rent, all prices quoted are exclusive of VAT if applicable.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
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SUBJECT TO CONTRACT

March 2025

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