

COMMERCIAL UNIT ON POPULAR RETAIL PARADE—TO LET

148 East Street, Bedminster, Bristol, BS3 4EW



- Fully fitted Soft Play and Café by way of an ingoing premium
- An exceptional commercial unit positioned on East Street in Bedminster
- Ground floor and first floor
- Quoting Rent £17,500 per annum, exclusive
- Approximately 1595 sq ft (148.20 sq m) GIA

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

Situated in the heart of Bedminster, the property fronts on to the popular East Street, a prime spot for local shops with high levels of footfall.

DESCRIPTION

An exciting opportunity to acquire a fully fitted café and soft play centre with a glazed frontage arranged over ground floor and first floor. The property has an open plan restaurant/café area, a kitchen/bar fitted with commercial extraction and stores to the rear. A fire escape leads to a courtyard to the side of the property which offers further storage and bin store space. The first floor offers further seating, two W.C.s and a soft play area. The property benefits from a security shutter, alarm, CCTV and an intercom system. There are further coded doors upstairs to enter and exit the play area.

ACCOMMODATION

We have relied upon floor areas provided to us by our client for marketing and, the property has the following approximate gross internal floor area:

Area	Sq ft	Sq m
Ground Floor	803	74.70
First Floor	792	73.50
Total	1,595	148.20

TENURE

The suite is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting £17,500 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £9,400.

Prospective tenants may therefore benefit from full business rates relief.

VAT

We understand the property is not elected for VAT.

EPC

An energy performance certificate can be made available upon request.

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

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SUBJECT TO CONTRACT

March 2025



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