



COMMERCIAL UNIT ON
POPULAR RETAIL
PARADE



SIZE (NIA)
1,595 sq ft
148.20 sq m



QUOTING RENT
£17,500 pax

THE OPPORTUNITY

- Exceptional commercial unit positioned on East Street in Bedminster]‘Class E’ premises offered to let—soft play equipment available by way of ingoing premium
- Approximately 1,595 sq ft (148.20 sq m) NIA
- Quoting £17,500 per annum, exclusive.

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

The property has the following approximate Net Internal Area in accordance with the International Property Measurement Standards: -

AREA	SQ FT	SQ M
GROUND FLOOR	803	74.70
FIRST FLOOR	792	73.50
TOTAL	1,595	148.20

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

RENT

Quoting £17,500 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has the following designation as of April 2026:

Rateable Value: £12,000
Occpiers are likely to qualify for full small business rates relief. All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an energy performance rating of B (43).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

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AI DISCLAIMER

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VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
MARCH 2025



CONTACT

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