

A4 SUI GENERIS PROPERTY ON PRIME PARK STREET AVENUE PITCH

1 Park Street Avenue, City of Bristol, BS1 5LQ



- Infamous Venue on Park Street Avenue available to let by way of ingoing premium
- Late night licencing under A4 Drinking Establishment—Sui Generis Use
- Approximately 1106 sq ft (102.74 sq m) NIA
- Quoting £40,000 per annum, exclusive.

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

Well located between just off the popular Park Street, the premises is surrounded by local businesses, offices and residential properties. A popular location for professionals and students.

DESCRIPTION

Situated on a popular and vibrant pitch, 1 Park Street Avenue offers an exceptional opportunity for a venue or bar in an established trading location. Spread over ground floor, mezzanine and basement floor, the property is fitted to a good standard with wooden flooring, atmospheric lighting and a modern décor.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground floor	549	51.03
Mezzanine Floor	366	34.00
Basement Floor	190	17.71
TOTAL	1106	102.74

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed by way of an ingoing premium. **Premium on application.**

RENT

£40,000 per annum, exclusive.

PLANNING

We understand the property benefits from planning for it's existing use: A4—Sui Generis. *All parties are advised to make their own enquiries.*

LICENCING

A copy of the licencing can be made available upon request.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £56,000 from 1st April 2024.

VAT

All prices are exclusive of VAT. We understand the property is VAT elected.

EPC

The property has an energy performance rating of D(78).

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: Charlotte Bjoroy

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SUBJECT TO CONTRACT

May 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

