

RESTAURANT PREMISES TO LET IN PICTURESQUE BUILDING

Former Bank of England, 12-14 Broad Street, Bristol, BS1 2HL



- A ground floor and basement unit to let on Broad Street
- Central location with good footfall
- Planning achieved for commercial extraction
- Approximately 3048 sq. ft (283.16 sq m)
- Opportunity to create a unique and special venue

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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LOCATION

The property is situated on Broad Street in the heart of Bristol city centre. Bristol Temple Meads Railway Station is approximately a 10-minute walk from the property. There is a wide variety of amenities close at hand including Broadmead Shopping Centre, Cabot Circus, St Nicholas's Market and a host of shops, restaurants, cafes and hotels.

DESCRIPTION

The property a Grade I Listed building over ground floor and basement floor. With an impressive open plan restaurant seating area in the former banking hall with exceptionally high ceilings. There are further rooms to the rear for a prep kitchen and private dining room. The ground floor will also benefit from a disabled W.C. and stairs leading to the basement. The basement offers ample space for a commercial kitchen with commercial extraction planning permission granted, wash down area, bar seating area and further WC provisions. In terms of services, the property has three phase electric and capped off plumbing for the lower ground floor services.

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	1671	155.21
Basement Floor	1377	127.95
TOTAL	3048	283.16

TENURE

The suite 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.

RENT

Quoting rent on application.

PLANNING

We have assumed the premises benefits from planning for its proposed use as retail withing Use Class E. *All parties are advised to make their own enquiries .*

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property is yet to be reassessed, *All parties are advised to make their own enquiries with the VOA.*

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VAT

We have been advised that the property is elected for VAT.

EPC

An EPC 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

FAO: Tom Coyte / Charlotte Bjoroy

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Email: Tom@burstoncook.co.uk / Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025



**BURSTON
COOK**

0117 934 9977

GROUND FLOOR PLAN



