

SHOP / OFFICE TO LET ON CHRISTMAS STEPS

4 Christmas Steps, Bristol, BS1 5BS



- A ground floor “Class E” unit to let on the historic Christmas Steps
- Central location with good footfall
- Fitted to a high specification
- Approximately 290 sq. ft (26.94 sq m)
- Small rear courtyard offering outdoor seating

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.

www.burstoncook.co.uk

LOCATION

The property is situated fronting onto the popular and historic Christmas Steps within Bristol city centre. The property is situated in close proximity to a number of businesses, residential occupiers and key city landmarks such as Bristol Royal Infirmary, The Bristol Beacon and the Hippodrome Theatre. There are a number of successful local businesses trading on the Christmas Steps such as a specialist cider shop, a music shop and a barber. In addition to this, there are a number of popular food and drink outlets trading on the street.

DESCRIPTION

The property is situated on the infamous Christmas Steps, and has been fitted out to an exceptional standard. The property is situated across ground floor level with access to a large basement storage area. To the rear is a single W.C and a rear courtyard offering a sunny spot for seating or plants.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 290 sq. ft (26.94 sq. m).

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 £14,000 per annum, exclusive.

PLANNING

We have assumed the premises benefits from planning for its existing 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 has been removed from the listing. *All parties are advised to make their own enquiries with the VOA.*

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an EPC rating of D(98).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025



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