



PICTURESQUE
PROPERTY TO LET IN
FORMER BANK OF
ENGLAND



SIZE (NIA)
3,048 sq ft
283.16 sq m



QUOTING RENT
Price on application



THE OPPORTUNITY

- Central Bristol location with high pedestrian footfall
- 'Class E' premises offered to let in stunning Grade I listed former Bank of England
- Approximately 3,048 sq ft (283.16 sq m) NIA
- Quoting rent on application

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

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

AREA	SQ FT	SQ M
GROUND FLOOR	1,671	155.21
BASEMENT FLOOR	1,377	127.95
TOTAL	3,048	283.16

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 rent on application.

PLANNING

We understand the property benefits from Use Class E planning. The property benefits from planning for commercial extration.

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.

VAT

We understand the property is VAT elected.

EPC

The property is being assessed and an EPC rating can be made available upon request.

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.



GROUND FLOOR





BASEMENT FLOOR





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 Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact. Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers / purchasers should rely on a physical inspection of the property.

AI DISCLAIMER

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VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
MAY 2025



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