

# RESTAURANT PREMISES TO LET IN PICTURESQUE BUILDING

34 St Nicholas Street, Bristol, BS1 1TG



- Central location with good footfall
- Ground floor and basement restaurant premises, fitted with commercial extraction
- Approximately 1,147 sq. ft (106.62 sq m)
- Quoting £30,000 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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## LOCATION

The property occupies a prominent position fronting onto St Nicholas Street within a popular and established retail location, serving the residential and commercial areas of Bristol city centre. There is a reasonably good level of footfall due to residential, office and leisure uses close by, and it is a popular area for restaurants and cafes.

## DESCRIPTION

An impressive property on St Nicholas Street, briefly comprising a Grade II Listed former stock exchange. The property is arranged over ground and basement floors. To the ground floor is a hallway leading into the main restaurant space, which has a roof lantern in the centre, and period features throughout. In addition, there is a kitchen which has extraction in place. The staircase is rather grand, covered by another roof lantern leading to the basement which offers male and female bathrooms with marble features and tiling. There is a further bar and store. Services include gas, water and electricity.

## 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	717	66.64
Basement Floor	430	39.98
<b>TOTAL</b>	<b>1,147</b>	<b>106.62</b>

## TENURE

The suite is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

## RENT

Quoting £30,000 per annum, exclusive.

## PLANNING

We have assumed the premises benefits from planning for its existing use as a restaurant 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 a rateable value of £20,750 for the year 2024/2025.

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## VAT

We have been advised that the property is not 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

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## SUBJECT TO CONTRACT

June 2025

