

GROUND FLOOR COMMERCIAL UNIT—FOR SALE

St Johns House, 33—34 Broad Street, Bristol, BS1 2EZ



- Self contained, lock up commercial unit of approx. 618 Sq Ft (GIA)
- Offered as a 'shell' to allow an occupier to put their own stamp on the property
- Guide Price ~ £150,000
- Located in the heart of the city centre, a few minutes walk from Corn Street and the 'Old City'

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

The property is situated in heart of the city centre, fronting onto Broad Street, with a variety of other occupiers in close proximity including The Grand Thistle Hotel, Wards Solicitors and a variety of retail, leisure, office and residential uses. The property is situated close to Broadmead shopping centre and the vibrant St Nicholas Market located just off Corn Street, which offers a mix of independent stalls, shops and food offerings.

DESCRIPTION

The property comprises a substantial end of terrace building which we understand was originally constructed during the 1950's as a purpose built office over ground and three upper floors. The upper floors have since been converted in to high quality residential apartments.

The commercial unit is located on the ground floor and is entirely self contained with an attractive curved shop frontage. The property is being offered in a 'shell' condition to allow an occupier to put their own stamp on the unit in terms of their fit out and specification.

ACCOMMODATION

In accordance with RICS Code of Measurement Practice the office has an approximate Gross Internal Area of 618 Sq Ft (57.4 Sq M).

TENURE / PRICE

The long 250 year lease from September 2017 is available to purchase at a price of £150,000. A small ground rent service charge will also be payable.

USE

The permitted use under the long lease is for use as offices and / or commercial space within Use Class A1 (Retail), A2 (Financial and Professional Services) and B1a (Office use).

NB: Under the terms of the long lease, the sale or consumption of food or drink at the property is prohibited and the property cannot be used as a restaurant, café or any other food or drinking establishment.

PLANNING

In 2019, planning was granted to change the design of the shop front. This involved the replacement of existing glazed entrance screen with new entrance screen at building line. This planning application has lapsed, but the relevant information can be viewed here:

[19/00053/F | Replacement of existing glazed entrance screen with new entrance screen at building line. | 33 Broad Street Bristol BS1 2EZ](#)

BUSINESS RATES

The business rates have not yet been assessed and therefore interested parties will need to make their own investigations as to if they will be eligible for business rates / and or business rates relief.

VAT

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

EPC

Rating = D (79).

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: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

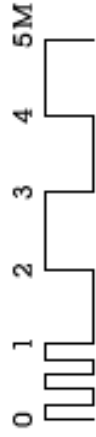
June 2025



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Scale in metres



Common Parts
Individual Demise

| No. | Date | By | Revision Notes |
|-----|------------|----|--|
| C | 10/01/2010 | | Common parts amended, location plan removed. |
| B | 10/01/2010 | | Revised and new revised. |
| A | 10/01/2010 | | Original plan. |

Conveyancing

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ARCHITECTS

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St Johns House
Broad Street
Bristol

GF Commercial Unit
Lease Plan w/screen

3221 GA 901 C

Drawn: JH 0619
Scale: 1:100 @ A4
Checked by: KOL
Drawn by: KOL