

# RETAIL/OFFICE IN CITY CENTRE LOCATION—TO LET

27 St Stephens Street, Bristol City Centre, BS1 1JX



- An exceptional unit positioned on St Stephen's Street—Available by way of an ingoing premium, due to business relocation.
- Quoting Rent £16,500 per annum, exclusive
- Approximately 544 sq ft (50.58 sq m) NIA
- Neighbouring local restaurants and high levels of passing footfall
- Small business rates relief may be available (subject to eligibility).

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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COOK**  
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## LOCATION

Occupying a prominent position fronting onto St Stephens Street within a popular and established retail location, 27 St Stephens Street serves the residential and commercial areas of Bristol city centre. There is a good level of footfall due to residential, office and leisure uses close by, and it is a popular area for restaurants and cafes.

## DESCRIPTION

The property comprises a fully fitted salon over ground floor and basement on St Stephens Street in Bristol City Centre. The glazed fronted unit offers a bright and modern aesthetic for the salon, with a rear staircase leading to the basement—offering further welfare space, W.C. office and storage. In terms of services, the property has water and electric heating.

## 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	233	21.70
Basement Floor	311	28.88
<b>Total</b>	<b>544</b>	<b>50.58</b>

## TENURE

The suite is available by way of an ingoing premium (due to business relocation) on a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

## PREMIUM

The salon is available fully fitted. Premium on application.

## RENT

Quoting £16,500 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £7,000.

*Prospective tenants may therefore benefit from full business rates relief.*

## VAT

We understand the property is not elected for VAT.

## EPC

The property has an EPC rating of B (34).

## 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: Charlotte Bjoroy BArch

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## SUBJECT TO CONTRACT

July 2025



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