

GROUND FLOOR CLASS E CAFÉ/RESTAURANT—TO LET

24 Stokes Croft, St Paul's, Bristol, BS1 3PR



- Superb café/restaurant unit in highly prominent city centre location
- 3,600 sq ft (334.45 sq m)
- Suitable for either café or restaurant occupiers
- Excellent city centre location in heart of Stokes Croft
- Flexible space could suit other uses under class E



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 the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

The property comprises a large open plan ground floor seating area with a serving area, WCs and large back of house area to the rear. There is a substantial lower ground floor area which can either be used to provide kitchen space or additional ancillary space. The ... early viewings are highly recommended!

ACCOMMODATION

The property has the following approximate net internal areas.

| | |
|-------------------------|----------------------------------|
| Ground Floor restaurant | 1,594 sq ft (148.09 sq m) |
| Ground Floor ancillary | 501 sq ft (46.54 sq m) |
| Basement ancillary | 1,505 sq ft (139.82 sq m) |
| Total | 3,600 sq ft (334.45 sq m) |

TENURE

The property is available to let by way of a new full effectively full repairing and insuring lease, the terms of which are to be agreed

RENT

The quoting rent is £50,000 per annum

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency Website (www.voa.gov.uk), the property has the following designation:-

Rateable Value: £21,250



EPC

The property has an energy performance rating of E (122).

VAT

All figures quoted are exclusive of VAT if applicable.

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: Charlie Kershaw MRICS
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SUBJECT TO CONTRACT

September 2025.

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