

FLEXIBLE RETAIL/OFFICE UNITS – TO LET

37-39 High Street, Shirehampton, Bristol, BS11 0DX



- Situated in a prime High Street location in the heart of Shirehampton, a rapidly expanding residential area with lots of young people and families
- Flexible retail space from approximately 484 sq ft (45.0 sq m) to 1,044 sq ft (97.0 sq m)
- Ample customer parking bays in close proximity
- Available in whitebox condition with fitted WC and Kitchenette facilities.

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 located in a prominent position on the busy and bustling High Street of Shirehampton situated 3 miles to the west of Bristol city center. Shirehampton is a popular suburb of Bristol with excellent road and rail links, being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

The High street is a popular retail destination which benefits from a number of major multiple retailers such as Ocean Estate Agents, St Peter's Hospice, Co-operative and Heron Foods as well as a large number of successful local independent retailers.

DESCRIPTION

Offering an exceptional opportunity for a retailer to make their mark on Shirehampton, a neighbourhood with a rapidly growing population of young families. The property offers space over ground floor with the ability to turn the two units into one (subject to requirements). The units face onto the High Street with a glass frontage and bright sales space.

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
37 High Street	484	45.0
39 High Street	560	52.0
Total	1,044	97.0

TENURE

The units are available to let 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.

RENT

Available on application.



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.



SPECIFICATION

The units are due to be painted and plastered ahead of tenancy to be handed over in a white box condition inline with the image on the top right which has been generated using AI.

PLANNING

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

BUSINESS RATES

Each unit will need to be re-assessed based off the space available.

VAT

We have been advised that the property is elected for VAT.

EPC

Property	Quoting Rent
37 High Street	D (88)
39 High Street	D (98)

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: Tobias Jones BSc (Hons)

Tel: 0117 934 9977

Email: tobias@burstoncook.co.uk

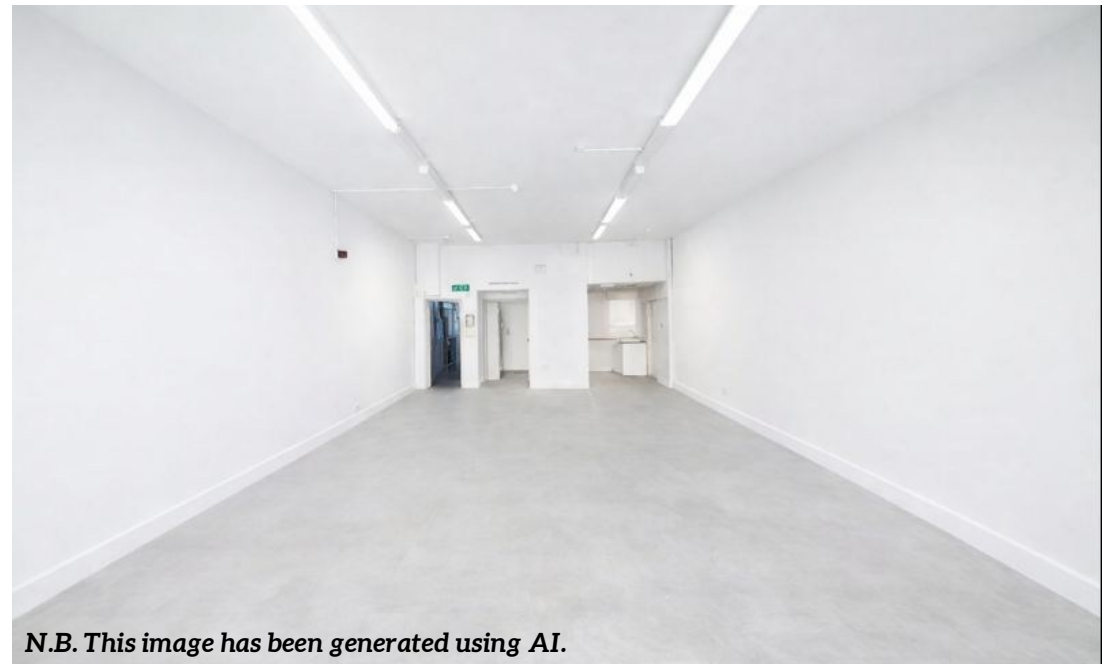
FAO: Charlotte BJORoy BArch

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SUBJECT TO CONTRACT

December 2025



N.B. This image has been generated using AI.



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