

# FANTASTIC CLASS E SPACE—SUITABLE FOR OFFICES OR RETAIL

2 St Augustine's Parade, Bristol, BS1 4XP



- Very well appointed space providing open plan accommodation over ground and basement floors. Suitable for either office or retail use.
- Superb city centre location with excellent prominence next to Bristol Beacon
- Fitted out to a high standard and ready to occupy.
- Ground floor : 536 sq ft  
Basement: 402 sq ft



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 is situated on St Augustine's Parade, located in the heart of Bristol city centre and a stone's throw from a host of retail, restaurant, and leisure facilities, providing for a historic and vibrant office location. Its centrality also provides easy access to transportation links, with Bristol bus station approximately half a mile away, and Bristol Temple Meads Station within a 1 mile walk.

Nearby occupiers include:- Boots, Bambalam, Greggs, Bristol Hippodrome, Bristol Beacon concert hall, Luxe Fitness, Society Café, Ahh Toots cakery, the Columbian Coffee Co, and Christmas Steps public House to name a few. The vibrant St Nics market is a short 5 minutes walk away distance which is home to a mix of independent stalls and shops and eateries.

The property benefits excellent network connections, being located within a few yards of Colston Avenue which is part of Bristol's inner ring road, providing access through the city and leading out to the M32, which in turn provides access to the M4/M5 motorway networks.

## DESCRIPTION

The property forms the ground floor and basement of a large period building. It benefits from a full height glazed frontage and high ceilings in the ground floor which enable lots of natural light to fill the space. The ground floor is open plan and is currently fitted out to a high standard as an office with carpet covered floors and suspended track lighting and a WC and kitchenette at the rear. A staircase at the rear of the property leads down to the basement area which is currently used as a meeting room and storage area.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area as follows:

Ground floor:	536 sq ft (49.77 sq m)
Basement floor:	402 sq ft (37.37 sq m)
Total:	938 sq ft (87.14 sq m)

## TENURE

The suite is available by way of an assignment of an effectively full repairing and insuring lease by way of a service charge, for a term 5 years from 6th September 2023 to 5th September 2028.

There is a tenant only break option on 6th September 2026

## RENT

£20,000 per annum exclusive







## PLANNING

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

## BUSINESS RATES

The business rates for the property will be confirmed to enquiring parties.

## EPC

The property has an energy performance rating of E(106).

## VAT

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

**FAO:** Charlotte BJORoy

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## SUBJECT TO CONTRACT

September 2025

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