

GROUND FLOOR AND BASEMENT LEVEL COMMERCIAL UNIT TO LET

100 Stokes Croft, Stokes Croft, BS1 3RJ



- Popular location of Stokes Croft
- Split level 'Class E' premises offered to let
- Approximately 1,246 sq ft (115.75 sq m) NIA
- Quoting £21,250 per annum, exclusive.

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**
0117 934 9977

LOCATION

Located in the popular Stoke's Croft, just off of Cheltenham Road. The premises is surrounded by cafes, bars, and other local independent businesses. The area is specifically popular with students and young people.

DESCRIPTION

Situated on a popular and vibrant pitch, 100 Stokes Croft offers an exceptional opportunity for a business to set up in an established trading location. Spread over ground and basement level. This property has been fitted to a standard that allows an incoming tenant make their mark on the 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
Ground floor	861	79.96
Basement	385	35.79
TOTAL	1,246	115.75

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with the landlord.

RENT

£21,250 per annum, exclusive.

PLANNING

We understand the property benefits from use class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £10,750 from 1st April 2023.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an energy performance rating of D(85).

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 /Tobias Jones Bsc (hons)

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk / Tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2025



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.





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