

RETAIL UNIT TO LET ON PRIME RETAIL PARADE

1-2 Perry Road, City of Bristol, BS1 5BQ



- A retail unit on the popular Perry Road in close proximity to BRI, The Clifton Triangle and Christmas Steps
- Quoting £18,500 per annum, exclusive.
- Approximately 591 sq ft (54.91 sq m) GIA
- Small Business Rates relief available subject to eligibility
- High level of pedestrian footfall and passing vehicle traffic

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 occupies a prominent position fronting onto Perry Road within a popular and established retail location. Well located between the BRI and The Clifton Triangle. 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 given the nearby Bristol University which contributes 30,000 students to the local population. Local amenities include Zerodegrees, Christmas Steps and various independent shops, cafes and restaurants.

DESCRIPTION

The property comprises a fully glazed retail unit along the popular Perry Road. The property offers an open plan sales area with a rear kitchenette and W.C. There are two points of access into the double fronted unit and the property carries painted plastered walls and ceilings, tiled floors and recessed spotlighting.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate gross internal floor area:

Area	Sq ft	Sq m
Ground Floor	591	54.90

TENURE

The unit is 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

Quoting £18,500 per annum, exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following

	Rateable Value	Rates Payable
Current	£13,750	£5,912.50
From 1st April 2026	£11,750	£5,052.50

Tenants may benefit from and small business rates relief subject to the VOA.

VAT

We understand the property is not VAT elected.

EPC

The property has an Energy Performance rating E (106).

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

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2025



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