

GROUND FLOOR RETAIL UNIT WITH EXTERNAL SEATING AREA

166 West Street, Bedminster, Bristol, BS3 3DS



- Popular and well established West Street pitch
- Opportunity to secure a fully fitted premises
- Passing rent only £14,000 per annum
- Large outdoor seating area
- Approx NIA of 650sqft (60.39)

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.

www.burstoncook.co.uk

LOCATION

The property is located on West Street in Bedminster in the heart of the vibrant residential community of South Bristol. West Street has a mix of independent and national retail occupiers and nearby shops include Tesco Metro and many independent retailers.

DESCRIPTION

A self contained retail unit situated on the ground floor. The unit benefits from large period windows looking out onto West Street and the external seating area located on the front elevation of the premises.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Areas:

Area	Sq ft	Sq m
Ground Floor Retail Space	650	60.39
External Seating Area	220	20.44

TENURE

The property is available to let by way of an assignment of the existing occupational lease.

The existing occupational lease is drawn for a term of 5 years from 2021 until 2026. The passing rent is £14,000 pax.

PREMIUM

Fixtures and fittings within the premises are available by separate negotiation.

VAT

All figures quoted are exclusive of VAT - if applicable.

PLANNING

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

BUSINESS RATES

The property currently has a rateable value of £12,000.

Interested parties are advised to make their own enquiries with the local authority in relation to Rates Payable.

EPC

The property has an energy performance rating of D (81).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants, and you will be asked to provide the necessary identification documents when required

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

SUBJECT TO CONTRACT

December 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.

