

# RETAIL UNIT ON POPULAR HIGH STREET PITCH – TO LET / FOR SALE

78 High Street, Staple Hill, Bristol, BS16 5HN



- A substantial, ground floor retail unit with glazed frontage in a popular high street location
- Approximate net internal area of 645sqft (59.90sqm)
- For lease or For Sale
- The unit is currently fitted as a hair dressing salon with a kitchenette and WC facilities on site

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

Situated approximately 3 miles to the north-east of Bristol city centre, Staple Hill High Street occupies a prominent suburban location and is easily accessible from across the city and surrounding areas. The area benefits from strong public transport connections.

The High Street itself offers a wide range of amenities including independent retailers, national occupiers, banks, cafés, supermarkets and restaurants, making it a busy and well supported commercial location.

## DESCRIPTION

The property comprises a ground floor retail unit with glazed sales space to the front and ancillary space to the rear. The unit is fitted with a kitchenette and WC facilities for the convenience of the occupier. The unit has previous use as a hair salon and still is still fitted as such.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Area	Sq ft	Sq m
Ground Floor Sales Space	413	38.32
Ground Floor Ancillary	232	21.58
<b>Total</b>	<b>645</b>	<b>59.90</b>

## TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. Alternatively the freehold is available to purchase with vacant possession of the ground floor. The upper floor will be retained by way of long lease hold interest. —sold as seen.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:-

	Rateable Value	Rates Payable
Current	£7,500	£3,742.50
From 1st April 2026	£7,800	£2,979.60

\*all parties are advised to make their own enquiries via the relevant authorities\*

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## RENT / PRICE

Quoting Rent—£13,000 per annum exclusive.

Quoting Price—£140,000 for the freehold.

## PLANNING

Use Class E—Suitable for a variety of different uses under E Class to include office, medical, clinic, financial and professional services.

## VAT

All figures quoted are exclusive of VAT if applicable .

## EPC

Rating D (95).

## 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)  
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**SUBJECT TO CONTRACT:** December 2025

