

RETAIL UNITS TO LET IN PRIME CITY CENTRE LOCATION

29 & 30 Denmark Street, Bristol, BS1 5EH



- Two retail units on the popular Denmark Street in close proximity to Park Street, The Hippodrome, Bristol Harbourside and Christmas Steps.
- All inclusive rent from £13,700 per annum, exclusive.
- Circa 283–1,167 sq ft (26.25 sq m - 108.42 sq m) NIA
- Small Business Rates relief available subject to eligibility

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

Situated in the heart of Bristol City Centre, the property fronts on to the popular Denmark Street, a prime spot for local restaurants, retailers and office occupiers. In close proximity to various independent and national traders including: Bristol hippodrome, Colombian Coffee Company, Boots, Starbucks and Sainsbury's to name a few.

DESCRIPTION

Situated on a popular retail and restaurant pitch:

29 Denmark Street offers an open plan sales space with a bright single glazed retail frontage. The floors have been carpeted, and the walls are painted and plastered. The property benefits from suspended LED panelled lighting.

30 Denmark Street and 28 Hobbs Lane offer an open plan sales space. The property benefits from carpets, painted plastered walls, and a suspended ceiling which carries office style lighting. The retail units benefit from shared kitchenette and W.C. facilities and further benefit from electric heating. There is further office space available in 28 Hobbs Lane, available by way of a separate negotiation.

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
29 Denmark Street	331	30.79
30 Denmark Street	283	26.25
29 Hobbs Lane	553	51.38
Total	1,167	108.42

TENURE

The units are 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.

There will be a fixed service charge contribution of £150 per calendar month per unit, subject to annual RPI increases.

RENT INCLUSIVE OF BILLS

29 Denmark Street - £14,000 per annum, exclusive.

30 Denmark Street - £13,700 per annum, exclusive.

30 Denmark Street & 28 Hobbs Lane - £21,000 per annum, exclusive.



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.



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:

29 Denmark	Rateable Value	Rates Payable
Current	£4,000	£1,720
From 1st April 2026	£5,400	£2,322

30 Denmark/29 Hobbs	Rateable Value	Rates Payable
Current	£10,750	£4,622.50
From 1st April 2026	£13,000	£5,590

Tenants may benefit from full small business rates relief subject to their VOA application. NB if a single unit tenant small rates relief may be applicable therefore giving nil rates payable for 29 Denmark Street, and likely nil rates payable for 30 Denmark Street.

VAT

We understand the properties are VAT elected.

EPC

The properties have an EPC rating of D (94) and 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: Charlotte BJOROY BArch
Tel: 0117 934 9977
Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2026



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