



TO LET



RETAIL PROPERTY TO
LET ON BUSY
PARADE



SIZE (NIA)
1,824 sq ft
169.48 sq m



QUOTING RENT
£55,000 pax



THE OPPORTUNITY

- Popular location on Denmark Street in close proximity to the BRI, Christmas Steps, Park Street, Bristol Hippodrome and the Harbourside,
- Approximately 283 - 1,167 sq ft (26.25 - 108.42 sq m) NIA
- All inclusive rent from £13,700 per annum, exclusive.

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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
29 DENMARK STREET	331	30.79
30 DENMARK STREET	283	26.25
28 HOBBS LANE	553	51.83
TOTAL	1,167	108.42

TENURE

The property is available 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 with the landlord.

There is a fixed service charge contribution of £150 pcm per unit, subject to annual RPI increases.

RENT (INCLUSIVE OF BILLS)

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

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

30 Denmark Street & 28 Hobbs Lane- Quoting £21,000 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 the following designation as of April 2026:

29 Denmark Street Rateable Value: £5,400

30 Denmark Street & 28 Hobbs Lane Rateable Value: £13,000

N.B. Parties are likely to qualify for small business rates relief. All parties are advised to make their own enquiries.

VAT

We understand the properties are VAT elected.

EPC

The properties have an [Energy Performance](#) rating of D (94) and D (95).

LEGAL FEES

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



ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
JANUARY 2026



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