

RETAIL UNIT TO LET ON PRIME RETAIL PITCH—PARK STREET

24 Park Street, City of Bristol, BS1 5JA



- A high quality retail unit on the popular Park Street
- In close proximity to BRI, The Clifton Triangle and College Green
- Quoting £38,500 per annum, exclusive.
- Approximately 1,756 sq ft (163.09 sq m) GIA
- 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 Park Street within a popular and established retail location. Well located between The Clifton Triangle and College Green there is a reasonably 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 proximity of Bristol University which contributes 30,000 students to the local population. Local amenities include Nandos, Gin & Juice, Cass Art, Rip Curl, Boston Tea Party, Jigsaw, Ace & Tate, Carhartt, Gails, Krispy Kreme, Costa, Swoon and Tesco to name a few.

DESCRIPTION

An excellent opportunity to take on a prime retail unit with a bright frontage. The property offers sales space to the front with rear changing room facilities. The ground floor carries wooden floorboards, a mix of exposed brick walls and painted plastered walls (some of which carry a wooden façade) and a painted plastered ceiling. The ground floor offers a mixture of lighting fittings to include pendants, spotlights and box lighting. The basement offers ample storage space and a single W.C. and carries painted brick and stone walls, stone flooring and has been fitted with strip lighting. Services include water, electricity and an air conditioning unit in the ground floor.

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	1,021	94.85
Basement	735	68.24
Total	1,756	163.09

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 £38,500 per annum, exclusive.

PLANNING

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



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.



BUSINESS RATES

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

	Rateable Value	Rates Payable
Current	£25,250	£10,857.50
From 1st April 2026	£32,250	£13,867.50

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We understand the property is VAT elected.

EPC

The property has an Energy Performance rating C (72).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

In accordance with the UK Money Laundering Regulations, we are legally required to undertake customer due diligence on all clients, prospective tenants, and, where applicable, beneficial owners, including verification of identity and source of funds. These checks form an integral part of our compliance obligations and will be conducted during the course of negotiations. You will therefore be asked to provide appropriate identification and supporting documentation to enable us to proceed with the transaction in line with statutory requirements.

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

February 2026

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