

RETAIL UNIT ON PRIME RETAIL PARADE—TO LET/FOR SALE

47 Colston Street, City of Bristol, BS1 5AX



- A retail unit on the popular Colston Street in close proximity to BRI, Christmas Steps and Horsefair
- Quoting £25,000 per annum, exclusive
- Quoting £280,000 for the freehold interest
- Approximately 903 sq ft (83.89 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**
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LOCATION

The property occupies a prominent position fronting onto Colston Street within a popular and established retail location. Well located between the BRI and Christmas Steps. There is a 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 nearby Bristol University which contributes 30,000 students to the local population. Local amenities include Christmas Steps, Bristol Beason and various independent shops, cafes and restaurants.

DESCRIPTION

The property offers a bright, open plan sales area (currently fitted with a bar and seating) with a cosy rear nook, two W.C's and storage. The property carries painted plastered walls and ceilings, wooden floors and a ix of pendants and recessed spotlighting. Services include electricity, a wet central heating system and water.

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	903	83.89

TENURE

The property is available freehold with vacant possession.
The property 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.

QUOTING PRICE

Quoting £25,000 per annum, exclusive.
Quoting £280,000 for the freehold interest.

PLANNING

We understand the property has formerly been used as a Bar within Sui Generis use.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following rateable value:

	Rateable Value	Rates Payable
From 1st April 2026	£15,250	£6,557.50

VAT

All figures quoted are exclusive of VAT.

EPC

The property has an Energy Performance rating of C (65).

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 Burston Cook or Maggs & Allen.

Burston Cook

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SUBJECT TO CONTRACT

March 2026



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.

