47 COLSTON STREET, BRISTOL, BS1 5AX

BURSTON COOK
0117 934 9977



TO LET / FOR SALE

PROPERTY ON PRIME PITCH BY CHRISTMAS STEPS

SIZE (NIA)
903 sq ft
83.89 sq m

£ QUOTING RENT
£22,500 pax

£ QUOTING PRICE
£255,000

THE OPPORTUNITY

- Popular location on Colston Street, just off Christmas Step
- 'Sui Generis' premises offered to let/for sale
- Approximately 903 sq ft (83.89 sq m) NIA
- Quoting price - £255,000 for the freehold interest - sold with vacant possession.
- Quoting rent £22,500 per annum, exclusive.

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 mix of pendants and recessed spotlighting. Services include electricity, a wet central heating system and water.



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
GROUND FLOOR	903	83.89
TOTAL	**903**	**83.89**

TENURE

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

QUOTING TERMS

Quoting price - £255,000 for the freehold interest - sold with vacant possession.
Quoting rent - £22,500 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class Sui Generis 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:

Rateable Value: £15,250
Rates Payable: £5,825.50
N.B. *All parties are advised to make their own enquiries.*

VAT

All prices are exclusive of VAT if applicable.

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.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston 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 Burston Cook expertise and accordingly Burston 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
OCTOBER 2026



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