



## TO LET



RETAIL PROPERTY TO  
LET ON THRIVING  
PARADE



SIZE (NIA)  
1,086 sq ft  
100.89 sq m



QUOTING RENT  
£25,000 pax



### THE OPPORTUNITY

- Busy retail pitch with high footfall and high levels of passing vehicle traffic on the High Street in Portishead
- 'Class E' premises offered to let—due to be refurbished to a white box condition
- Approximately 1,086 sq ft (95.95 sq m) NIA
- Quoting £25,000 per annum, exclusive.

### LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston.

### DESCRIPTION

The premises comprises a high-quality self-contained corner pitched retail unit over ground floor. The property benefits from side access into the main sales space, with additional offices and stores to the rear. The property is due to be refurbished to a white boxed condition, to include a kitchenette and single W.C.



### ACCOMMODATION

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

| AREA         | SQ FT | SQ M  |
|--------------|-------|-------|
| GROUND FLOOR | 1,086 | 95.95 |
| TOTAL        | 1,086 | 95.95 |

### 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.

### RENT

Quoting £25,000 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](#), the property has the following designation as of April 2026:

Rateable Value: £30,250

Rates Payable: £13,007.50

*N.B. All parties are advised to make their own enquiries.*

### VAT

We understand the property is VAT elected.

### EPC

The property has an [Energy Performance](#) rating of D (99).

### 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**  
**APRIL 2026**



#### **CONTACT**

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