

GROUND FLOOR COMMERCIAL UNIT TO LET

156 Cheltenham Road, Stokes Croft, BS6 5RL



- Popular location on Cheltenham Road in Stokes Croft
- 'Class E' premises offered to let—benefitting from commercial extraction
- Approximately 1,463 sq ft (135.88 sq m) NIA
- Quoting £32,000 per annum, exclusive.

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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COOK**
0117 934 9977

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

Situated on a popular and vibrant pitch, 156 Cheltenham Road offers an exceptional opportunity for a business to set up in an established trading location. Spread over ground floor, the property has an open plan sales area, with rear stores, commercial kitchen benefiting from extraction, W.C. provisions and rear bin stores. There is a large front courtyard which has formerly offered outdoor seating. Services include electricity, gas and water.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground floor	1,463	135.88
TOTAL	1,463	135.88

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 £32,000 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:

Rateable Value: £37,250
Rates Payable (As of April 2026): £14,229.50
All parties are advised to make their own enquiries.

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.

VAT

We understand the property is VAT elected.

EPC

The property has an energy performance rating of D (87).

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 the sole agent:

Burston Cook

FAO: Charlotte Bjoroy Barch
Tel: 0117 934 9977
Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2026

