

# GROUND FLOOR & BASEMENT COMMERCIAL UNIT TO LET

12-16 Bond Street, Bristol, BS1 3LU



- Popular location on Bond Street with extremely high levels of footfall and passing vehicle trade
- 'Class E' premises offered to let, available over ground floor and basement
- Approximately 3,471 sq ft (322.43 sq m) NIA
- Quoting £38,000 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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is positioned close to St. James Barton roundabout prominently situated fronting onto Bond Street with access through to The Horsefair. The restaurant unit is situated in the heart of Bristol City Centre's shopping district being close to Broadmead Shopping Centre, The Galleries and Cabot Circus which accommodates a large number of national retailers.

## DESCRIPTION

Situated on a popular and vibrant pitch, 12-16 Bond Street offers an exceptional opportunity for a business to set up in an established trading location. Spread over ground floor and basement, the property has an open plan triple fronted sales area. To the rear is access to the basement which offers storage, ancillary space a kitchenette and two single W.C's. The property benefits from security roller shutters both over ground floor and basement. Services include water and electricity.

## 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	2,041	189.59
Basement	1,430	132.84
<b>TOTAL</b>	<b>3,471</b>	<b>322.43</b>

## 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 £38,000 per annum, exclusive.

## PLANNING

We understand the property benefits from Use Class E planning.

## BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has the following designation:

Rateable Value: £32,250  
Rates Payable ( As of April 2026): £12,319.50  
*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 C (74).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

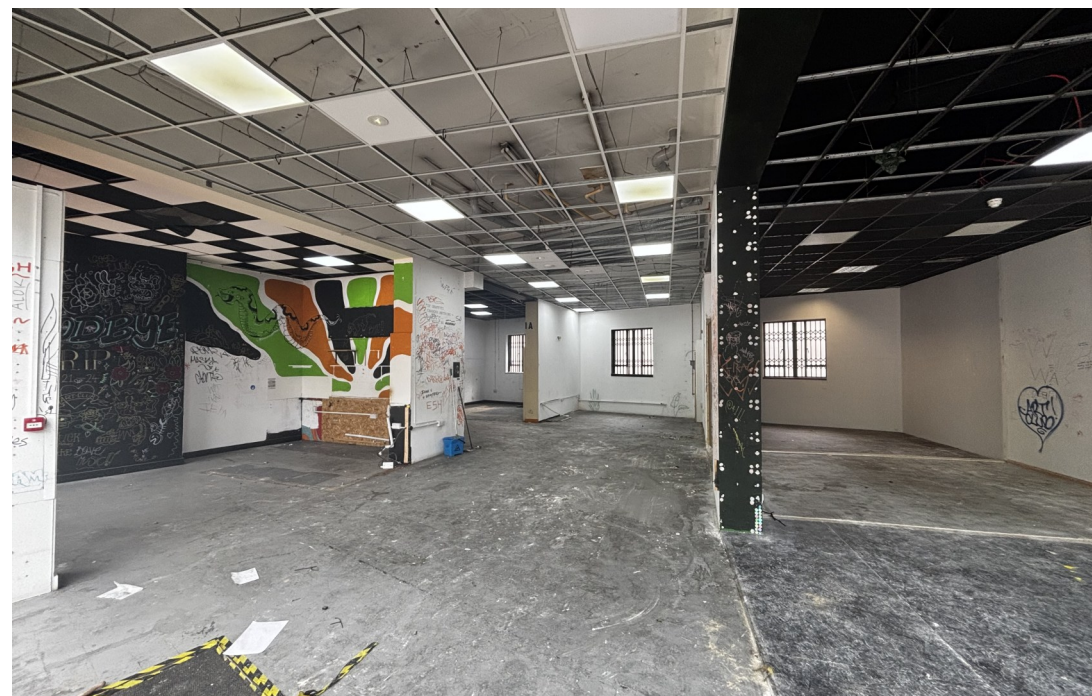
Strictly by appointment only through the sole agent:

### Burston Cook

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## SUBJECT TO CONTRACT

June 2026



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