



TO LET



RETAIL PROPERTY TO  
LET ON BUSY  
PARADE



SIZE (NIA)  
1,824 sq ft  
169.48 sq m



QUOTING RENT  
£55,000 pax





### THE OPPORTUNITY

- Popular location on Stokes Croft in Stokes Croft
- 'Class E' premises offered to let—finished to a high quality urban aesthetic
- Approximately 1,824 sq ft (169.48 sq m) NIA
- Quoting £55,000 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 property offers a glazed frontage and benefits from an open plan sales area with rear kitchenette, storage and a single W.C. The property has been finished offering an urban feel, with painted brick walls, exposed lighting and a painted concrete floor. In terms of services, the property benefits from air conditioning, electricity and water.



### 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 | 1,824 | 169.48 |
| TOTAL        | 1,824 | 169.48 |

### 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 £55,000 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 as of April 2026:

Rateable Value: £34,500

Rates Payable: £13,179

*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 B (43).

### 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**  
**MAY 2026**



### CONTACT

**CHARLOTTE BJOROY BArch**

0117 934 9977

[Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)



### WEBSITE

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)



### ADDRESS

Burston Cook, Lewins House,  
Narrow Lewins Mead, Bristol,  
BS1 2NN



