



TO LET

 RETAIL PROPERTY TO LET ON CENTRAL BRISTOL PARADE	 SIZE (NIA) 2,212 sq ft 205.49 sq m	£ QUOTING RENT £45,000 pax
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THE OPPORTUNITY

- Popular location on Wine Street in Bristol City Centre
- 'Class E' premises offered to let—high levels of pedestrian footfall and visibility
- Approximately 2,212 sq ft (205.49 sq m) NIA
- Quoting £45,000 per annum, exclusive.

LOCATION

The property is situated on a prime pitch on Wine Street in Bristol City Centre. The property occupies an excellent position with Wine Street linking the popular Broadmead shopping district with Corn Street in the historic city centre. There are a number of successful retail businesses trading along Wine Street including Café Nero and Warhammer.

DESCRIPTION

The property comprises a large commercial unit / showroom, which forms part of Southey House occupying an excellent retail location. The property benefits from a fully glazed retail frontage and offers open plan sales space with rear storage and welfare space. The property benefits from high levels of footfall and excellent road visibility.



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	2,212	205.49
TOTAL	2,212	205.49

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 £45,000 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: £28,000

Rates Payable: £10,696

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 B (48).

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 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
JULY 2026



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