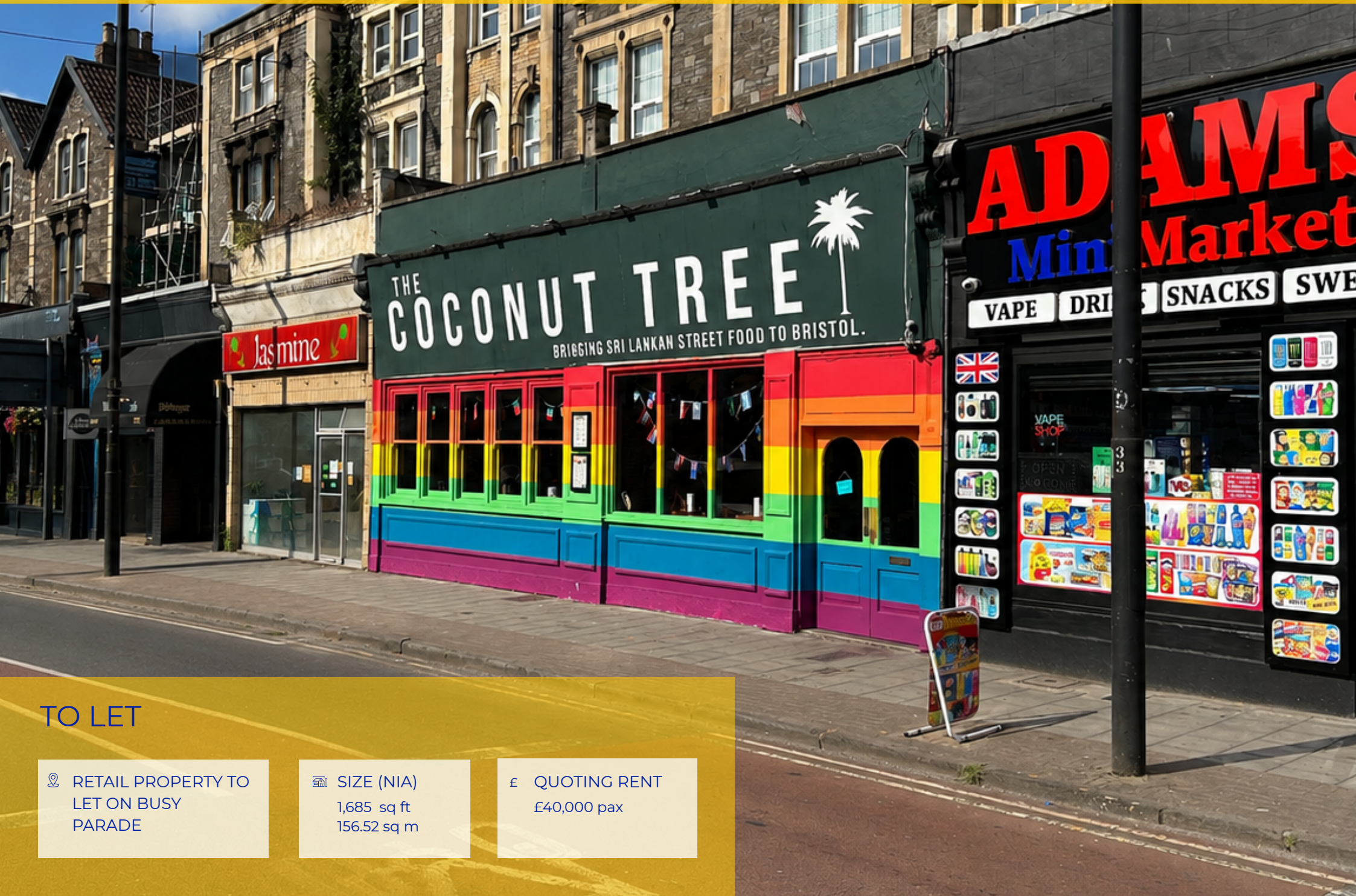




TO LET



RETAIL PROPERTY TO
LET ON BUSY
PARADE



SIZE (NIA)
1,685 sq ft
156.52 sq m



QUOTING RENT
£40,000 pax



THE OPPORTUNITY

- Popular location on Stokes Croft in Stokes Croft
- 'Class E' premises offered to let—fitted with a commercial kitchen and extraction
- Approximately 1,685 sq ft (156.52 sq m) NIA
- Quoting £40,000 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 double fronted glazed restaurant on the popular Cheltenham Road, fitted with an open plan restaurant area with rear kitchen, dry and cold storage and a customer W.C.s. The property benefits from outdoor seating to the front, and there are rear bin stores. In terms of services, the property benefits from gas, electricity and water.



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 SALES	1,085	100.82
GROUND FLOOR ANCILLARY	281	26.15
REAR STORED	318	29.55
TOTAL	1,685	156.52

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 £40,000 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
N.B. 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: £38,750

Rates Payable: £14,802.50

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

VAT

All prices are exclusive of VAT, if applicable.

EPC

The property has an [Energy Performance](#) Rating of B (40).
N.B. All parties are advised to make their own enquiries.

LEGAL FEES

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

**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.

**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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent: **BURSTON COOK**

SUBJECT TO CONTRACT**JULY 2026****CONTACT****CHARLOTTE BJORØY BArch**

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