



TO LET



RETAIL PROPERTY
TO LET ON CENTRAL
BRISTOL PARADE



SIZE (NIA)
1,139 sq ft
105.84 sq m

£ QUOTING RENT
£25,000 pax



CAR PARKING
One allocated
parking space



THE OPPORTUNITY

- Popular location at Number One Bristol - surrounded by offices and apartments
- 'Class E' premises offered to let
- Approximately 1,139 sq ft (105.84 sq m) NIA
- Quoting £25,000 per annum, exclusive.

LOCATION

Number One Bristol is a landmark building situated in the heart of Bristol city centre and is located on the inner circuit road, providing direct access to the M32 and in turn the M4/M5 interchange.

The property is conveniently located close to Bristol Bus and Coach Station and Bristol Temple Meads Railway Station is approximately just over 1 mile away. Cabot Circus and Broadmead Shopping Centres are also just a short walk away and provide all the amenities including shops, banks, cafes and restaurants.



DESCRIPTION

The property comprises a ground floor former café unit providing an open-plan seating area, together with a kitchen fitted with basic commercial extraction. Ancillary accommodation includes a side storeroom fitted with a pot wash sink. There is a rear accessible W.C and a fire exit. The property has been fitted with tile effect vinyl flooring, painted plastered and tiled walls, and spotlighting. Services include water and electricity. There is one allocated car parking space to the rear of the property.

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	988	91.80
GROUND FLOOR ANCILLARY	151	14.04
TOTAL	1,139	105.84

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 £25,000 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: £22,750

Rates Payable: £8,690.50

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 (33).



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 Burstons Cook expertise and accordingly Burstons 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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