



TO LET



RETAIL PROPERTY TO
LET ON BUSY
PARADE



SIZE (NIA)
953 sq ft
88.62 sq m



QUOTING RENT
£21,000 pax



THE OPPORTUNITY

- Popular location on Park Row in Bristol City Centre with high passing footfall and vehicle trade - situated between Bristol University, BRI and Christmas Steps
- Approximately 953 sq ft (88.62 sq m) NIA
- Quoting £21,000 per annum, exclusive.

LOCATION

The property is well located between the BRI and Bristol University, just off the popular Park Street, 18 Park Row is surrounded by local businesses, offices and residential properties. A popular location for professionals and students.

DESCRIPTION

The property offers ground floor sales space with a glazed frontage and benefits from a rear meeting room and kitchen. There is a small terrace to the rear of the kitchenette. The basement offers further sales space and two single W.C.s. as well as a garden.

Services include a wet central heating system, electricity and water. A security alarm has been fitted.



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	624	58.01
BASEMENT FLOOR	329	30.61
TOTAL	953	88.62

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 £21,000 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: £20,000

Rates Payable: £7,640

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

VAT

We understand the property is VAT elected.

EPC

An [Energy Performance](#) certificate has been commissioned and can be made available upon request.

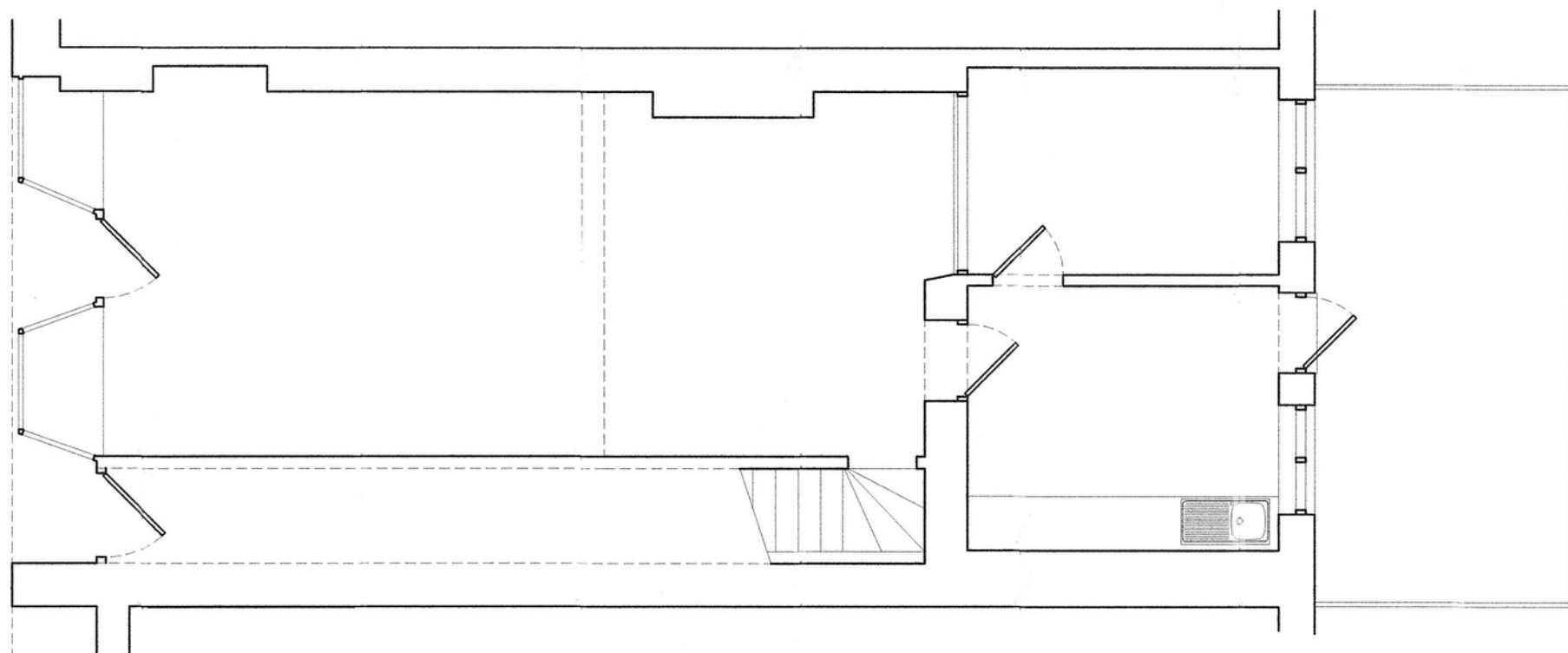
N.B. All parties are advised to make their own enquiries.

LEGAL FEES

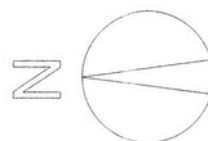
Each party is to be responsible for their own legal fees incurred in this transaction.



18 Park Row, Bristol, BS1 5LJ

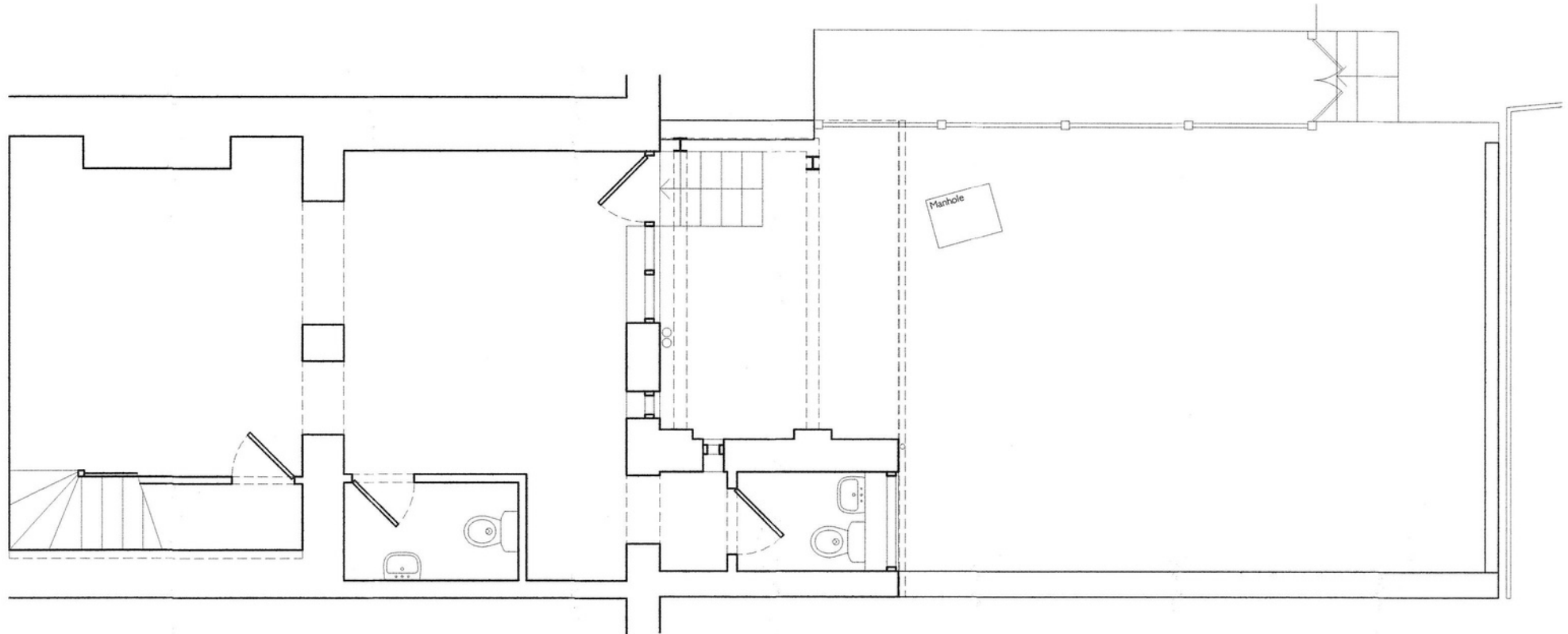


GROUND FLOOR PLAN

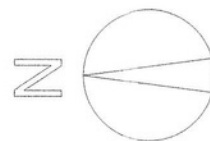




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BASEMENT PLAN





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
JULY 2026



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