50 FAIRFAX STREET, BRISTOL, BS1 3BL

BURSTON COOK
0117 934 9977



TO LET

RETAIL PROPERTY TO LET ON CENTRAL BRISTOL PARADE

SIZE (NIA)
986 sq ft
91.61 sq m

£ QUOTING RENT
£20,000 pax

THE OPPORTUNITY

- Popular location on Fairfax Street in Bristol City Centre
- 'Class E' premises offered to let
- Approximately 986 sq ft (91.61 sq m) NIA
- Quoting £20,000 per annum, exclusive.

LOCATION

Situated in the city centre the premises is surrounded by local businesses, offices and residential properties. Local amenities include: Broadmead and Cabot Circus, Castle Park, Café Nero and various independent café's and shops.

DESCRIPTION

The suite has been fitted with stained wood floors throughout. The property offers open plan sales space, two offices, a W.C, kitchen, staff room and store. A rear door leads to the communal bin store.

The property benefits from three phase electricity and water, and a security roller shutter 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	986	91.61
TOTAL	**986**	**91.61**

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.

The service charge for 2026 is £1,085.70 per annum.

RENT

Quoting £20,000 per annum, exclusive.

SERVICE CHARGE

The service charge for the year commencing 25th December 2026 is £1,085.70 per annum.

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: £7,300

N.B It is likely that a tenant would qualify for full small business rates relief, subject to their application with the VOA. 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 D (91).

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
JULY 2026



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