



TO LET

 RETAIL PROPERTY TO LET ON NEIGHBOURHOOD RETAIL PARADE	 SIZE (NIA) 616 sq ft 57.2 sq m	£ QUOTING RENT £15,000 pax
--	--	-------------------------------



THE OPPORTUNITY

- Popular neighbourhood parade in Bishopsworth
- 'Class E' premises offered to let—suitable for a variety of uses
- Approximately 616 sq ft (57.2 sq m) NIA
- Quoting £15,000 per annum, exclusive.

LOCATION

The property is situated on Church Road in Bishopsworth, serving the residential suburbs of Bedminster Down and Withywood. Nearby occupiers include various independent retailers, Morrisons Daily, Coral and a pharmacy. The property is 3.8 miles from Bristol City Centre.

DESCRIPTION

The property offers a glazed frontage and benefits from an open plan sales area with rear kitchenette and a single W.C. The property has been fitted with carpets, a plaster-boarded ceiling and racking. There is a rear fire exit. Customer car parking bays are available to the front of the property.

In terms of services, the property benefits from 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	616	57.2
TOTAL	616	57.2

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 £15,000 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: £10,250

It is likely that an occupier will benefit from full small business rates relief.

All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an [Energy Performance](#) rating of D (87).

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
SEPTEMBER 2026



CONTACT

CHARLOTTE BJORØY BArch

0117 934 9977

Charlotte@burstonscook.co.uk



WEBSITE

www.burstonscook.co.uk



ADDRESS

Burstons Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN