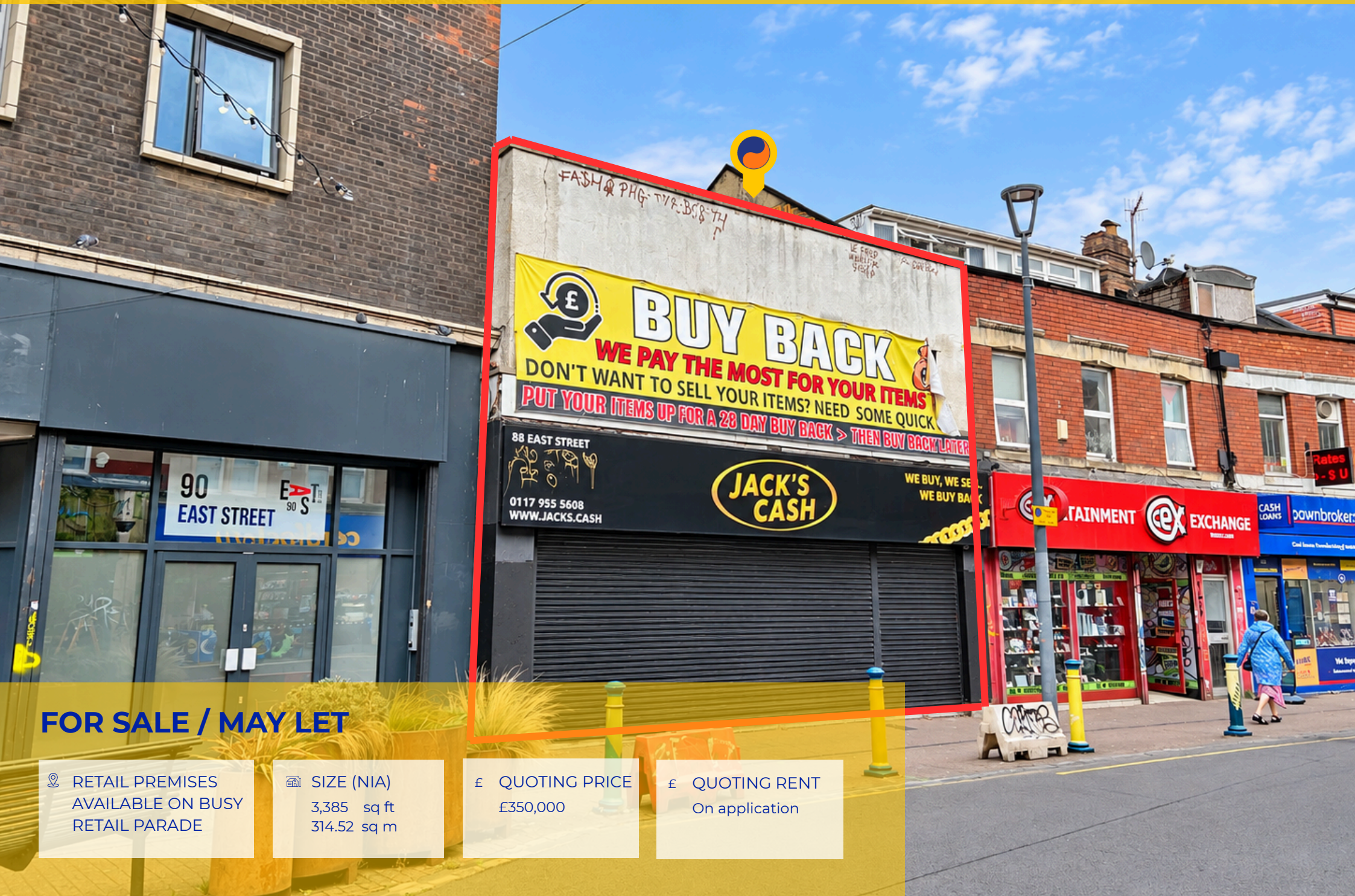
88 EAST STREET, BEDMINSTER, BRISTOL, BS3 4EY

BURSTON COOK
0117 934 9977



FOR SALE / MAY LET

RETAIL PREMISES AVAILABLE ON BUSY RETAIL PARADE	SIZE (NIA)	QUOTING PRICE	QUOTING RENT
	3,385 sq ft 314.52 sq m	£350,000	On application

THE OPPORTUNITY

- Commercial unit positioned on East Street in Bedminster
- 'Class E' premises offered for sale / may let
- Approximately 3,385 sq ft (314.52 sq m) NIA
- Planning acieved for residential development
- Quoting £350,000 for the freehold interest
- Quoting rent on application

LOCATION

The property is located on East Street which is a popular and busy retailing high street in Bedminster. Bedminster is an inner city suburb located approximately 0.5 miles to the south of Bristol city centre. There are several large residential developments currently taking place within the area providing accommodation for students, young professionals and families. Bedminster is generally viewed as one of the most vibrant and popular suburbs within Bristol with a growing residential population.

DESCRIPTION

The property provides a large retail unit over ground and first floor with excellent floor to ceiling height and good visibility fronting onto East Street, further benefitting from rear access off Herbert Street.

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	2,052	190.67
ANCILLARY	583	54.19
FIRST FLOOR	750	69.66
TOTAL	**3,385**	**314.52**

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.

PRICE

Quoting £350,000 for the freehold interest.

RENT

Quoting rent on application.

PLANNING

We understand the property benefits from Use Class E planning.

The property has achieved planning for conversion and development to ground floor commercial and community use and four residential properties within C3 – dwellinghouse. Planning Application: 24/00566/F

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: £34,250
Rates Payable: £13,083.50
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 D (84).

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

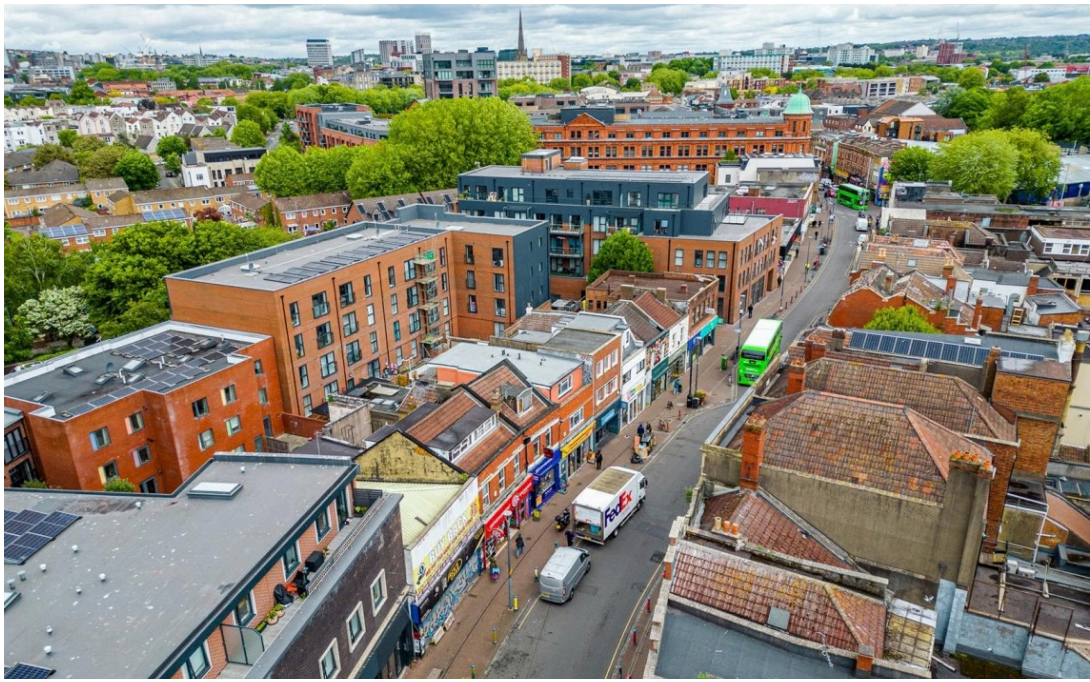
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT **OCTOBER 2026**



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