

TO LET

PRIME CITY CENTRE UNIT
Retail/Food Kiosk

30.67 SQ M (330 SQ FT)



6 BROAD QUAY
BRISTOL BS1 4DA

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located on Broad Quay in Bristol City Centre. Broad Quay is located in the heart of Bristol City Centre's leisure district, with close proximity to the Harbourside. Around the corner is Queen's Square and a short walk to the well known areas of Corn St and King St. The Hippodrome, Bristol Beacon Music Venue and Bristol Old Vic are all located in the immediate vicinity.

DESCRIPTION

- Prominent unit in the heart of Bristol City Centre.
- Class E use.
- Retail.
- Food Kiosk.
- Office.
- Ice cream parlour equipment available by way of separate premium if required.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

Description	sq m	sq ft
Ground Floor		
Sales	27.38	295
Store	3.29	35
Net Internal Area	30.67	330

TENURE

The property is available by way of an assignment of the existing lease.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises
Rateable Value: Removed from rating list

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for this property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT
October 2023

