

Shop(s) To Let

27 – 29 College Green, Bristol BS1 5TB



Prominent Shop(s) to let in busy city centre location



**AVISON
YOUNG**



Quoting Rents

Unit 1 - £36,500 pa

Unit 2 - £40,000 pa

Units 1/2 combined - £70,000 pa



Unit 1 104 sqm 1,119 sq ft

Unit 2 105 sqm 1,132 sq ft +

Basement

Unit 1/2 211 sq m 2,267 sq ft +

Basement



Prime location overlooking City Hall and College Green.

Close to University of Bristol and food & beverage circuit.

30 new student accommodation units above.



Class E consent

Location

Bristol has a population of approximately 460,000 people (July 2018). It has two well respected Universities attracting a student population of 52,000 with a high retention of students post qualification. 27 – 29 College Green occupies a prominent position in Bristol City Centre opposite City Hall, College Green, Bristol Cathedral and the Marriot Royal Hotel. Major employers close by include Dyson, Bristol University, Triodos Bank, The Environment Agency and Bristol City Council. The premises are located between Park Street and the Centre, there are a number of multiple retailers close by including **Tesco Express, Spoke and Stringer, Costa Coffee** and **Toni & Guy**.

Description

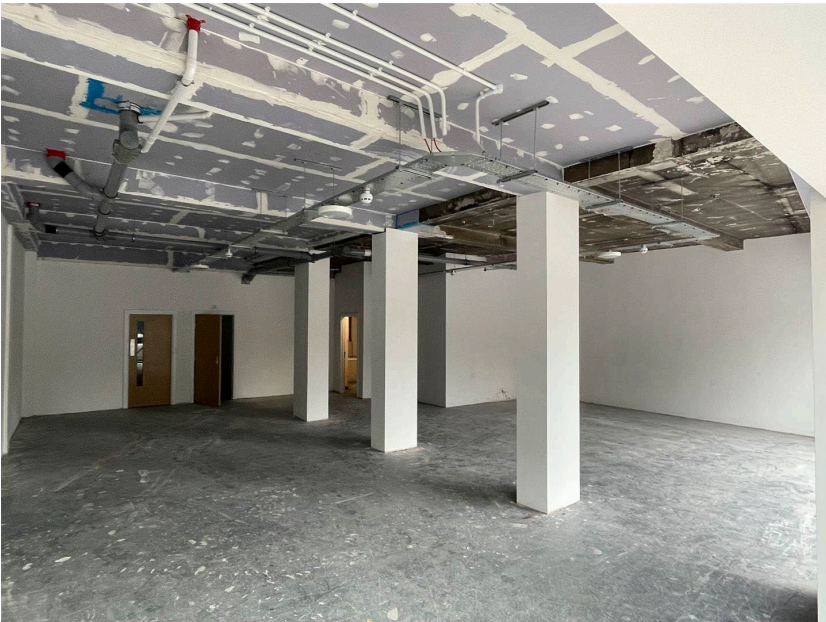
The premises comprise retail on ground floor with ancillary basement. They are available to let as a single unit or as two retail units and would suit a variety of uses within Class E of the Use Class Order including retail, restaurant etc. **Only one of the two units can be let as a Restaurant, the other must be retail use within Class E(a).**

Accommodation

The premises comprise the following approximate dimensions and floor

	Unit 1	Unit 2	Unit 1/2 Combined
Internal Width	8.3 m 27ft 3in	10.3m 33ft 9in	18.7m 61ft 4in
Shop Depth	12.2m 40ft	11.4m 37ft 4in	12.2in 40ft
Ground Floor Sales	104 sq m 1,119 sq ft	105 sqm 1,132 sq ft	211 sqm 2,267 sq ft
Kitchen	10 sq m 103 sq ft	9sqm 92 sq ft	(+WC) 19 sq m 195 sq ft
Basement staff/storage		83sq m 890 sq ft	83 sqm 890 sq ft

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Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020. There is a planning restriction only permitting one of the two units to be used as a restaurant with Class E(b).

Interested parties should carry out their own due diligence in this regard.

Business Rates

The premises are to be reassessed for rating purposes.

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

EPC

Unit 1 – C67
Unit 2 – C63

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

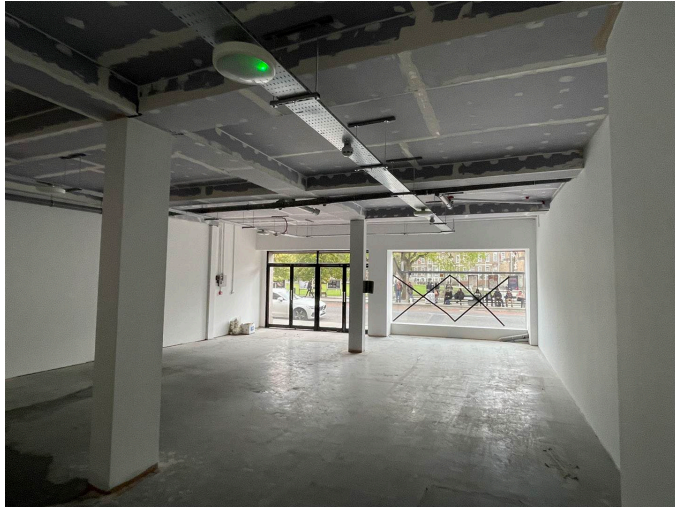
VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract
27th March 2024

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Unit 1



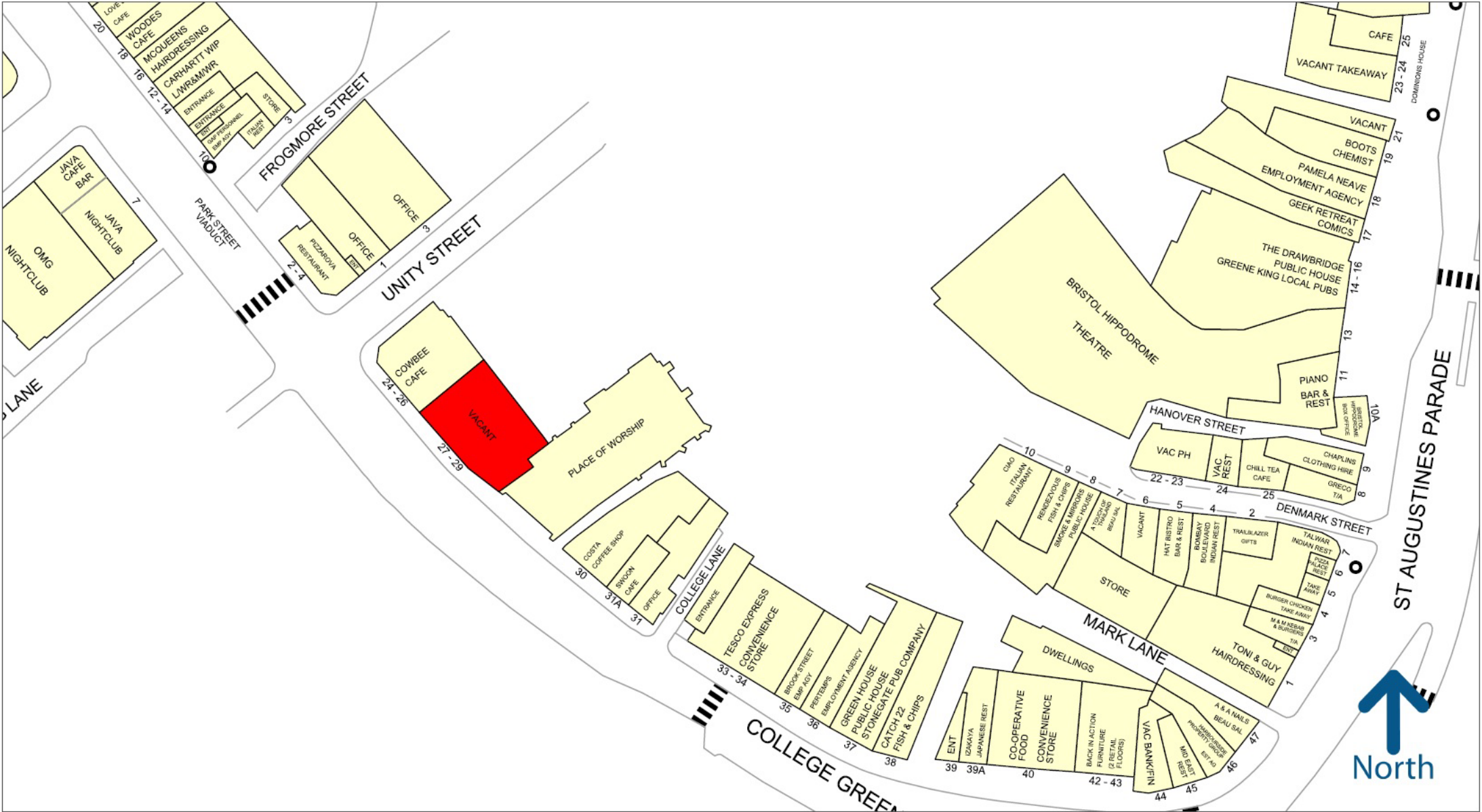
Unit 2



Unit 1 and 2 & Basement



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50 metres

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Created By: Avison Young

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To find out more, scan the QR code

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

Erin Davies

+44 (0)1179885232

+ 44 (0)7818017075

erin.davies@avisonyoung.com

Sue Ferman del

+44 (0)117 988 5228

sue.fermandel@avisonyoung.com



27th March 2024

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