

# Shop To Let

Berkeley Place, Bristol BS8 1EH



**Prominent Shop to let in busy city centre location**

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**AVISON  
YOUNG**



**Quoting Rent**  
**£35,000 pa**



**452 sqm – 4,865 sq ft Sales**  
**133 sqm – 1,435 sq ft Ancil.**



**Prominent location close to  
Queens Road, Bristol University  
and below West End multi storey  
car park.**



**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. The premises are situated in Berkeley Place at the top of Jacob Wells Road opposite QEH School and close to Queens Road where a number of multiple retailers, restaurants and bars are represented including **Sainsburys, Waitrose, Cosmo, Five Guys, Costa Coffee, Boots the Chemist** and **Lloyds Bank**. The premises are underneath the West End Car Park and adjacent to St Peters Hospice Charity Shop.

## Description

The premises are arranged on ground floor only with additional storage to the rear with access from Berkeley Place and a secondary means of access to the side.

## Accommodation

The premises comprise the following approximate dimensions and floor areas:

Description	Sq m	Sq ft
Shop Width	30.69 m	100 ft 7 in
Shop Depth	15.25 m	50 ft 0 in
Ground Floor Sales	452 sq m	4,865 sq ft
Ancillary Stock (1)	61 sq m	660 sq ft
Ancillary Stock (2)	72 sq m	775 sq ft (Limited head room in parts)

## 27 – 29 College Green, Bristol BS8 1EH



### Tenure

The Landlord would consider a new effectively FRI lease for a term of 5 years excluded from Security of Tenure Provisions of the 1954 Landlord and Tenant Act Part II and subject to a rolling Landlords redevelopment break from the end of Year 3.

### Rent

£35,000 pa exclusive

### Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

### Business Rates

We understand the property is currently assessed for Business Rates as follows: -

Rateable Value	£34,000
UBR (2024/2025)	49.9p.

**Interested parties should make their own enquiries at the local Rating Authority to verify this information..**

### EPC

The premises have an EPC rating of E-109. A copy of the EPC certificate is available on request.

### 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.

## Berkeley Place, Bristol BS8 1EH



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