Shop To Let

Berkeley Place, Bristol BS8 1EH



Prominent Shop to let in busy city centre location





Berkeley Place, Bristol BS8 1EH



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.

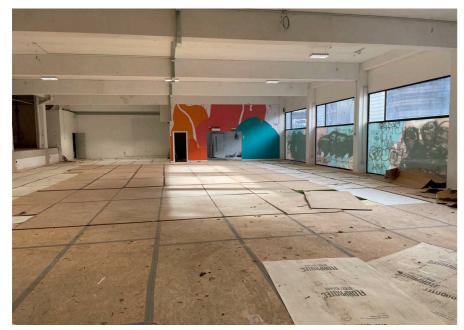
Accommodation

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





Information contained herein was obtained from sources deemed reliable and, while thought to be on the guarantee the accuracy or completeness of the information presented, nor assumes any responsitherein.

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.

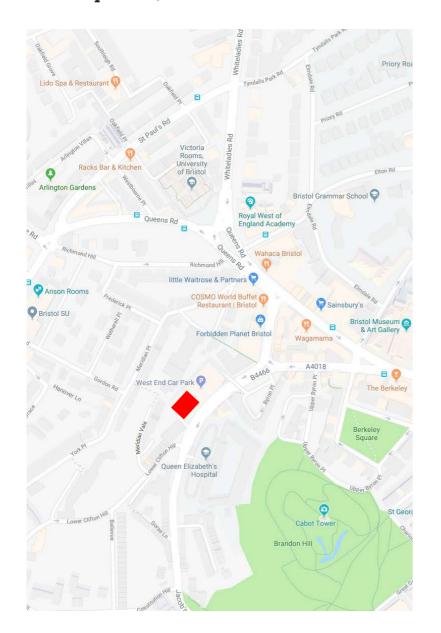
Legal Costs

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.

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- 2. Identification and verification of ultimate beneficial owners.
- 3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

