

TO LET - CLASS E RETAIL / LEISURE / GYM / RESTAURANT

SUBJECT TO VACANT POSSESSION

28 BALDWIN STREET

Bristol, BS1 1SE



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- Property sits within city centre leisure pitch, surrounded by office workers, open market residential, and student accommodation.
- Baldwin Street is flanked by King Street, which is firmly established as the city's craft beer pitch, and Corn Street / Clare St, which is the prime leisure location.
- Occupiers on Baldwin Street include Pret, Brewdog, Society Cafe, **NQ64**, Bella Italia and **Tonight Josephine** (Adventure Bars), which trades beneath these premises.
- Operators trading on Corn Street include **Flight Club**, London Cocktail Club, **Franco Manca**, Honest Burger, Revolution and Pho.
- Ground floor premises with **external seating** area. Presented in enhanced-shell specification, including new glazed shopfront.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



Description

Brand new shell spec restaurant / leisure premises to let on a new lease.

Location

Located at the heart of Bristol's vibrant city centre leisure pitch, amongst a range of complimentary occupiers.

Accommodation

The premises are available in an enhanced-shell specification, to include a new shop front. There is an area adjoining the premises that can be used as external seating. The premises provide the following approximate floor areas.

Name	sq ft	sq m	Availability
Ground	3,389	314.85	Available
Unit - External Seating	-	-	Available
Total	3,389	314.85	

Lease / Tenure

Subject to surrender of the existing lease, the premises are available by way of a new lease on terms to be agreed. Please contact the letting agent to discuss your requirements.

Rent

£99,750 per annum exclusive of VAT, Business Rates, and all other occupational costs.

EPC

E (120)

Legal Costs

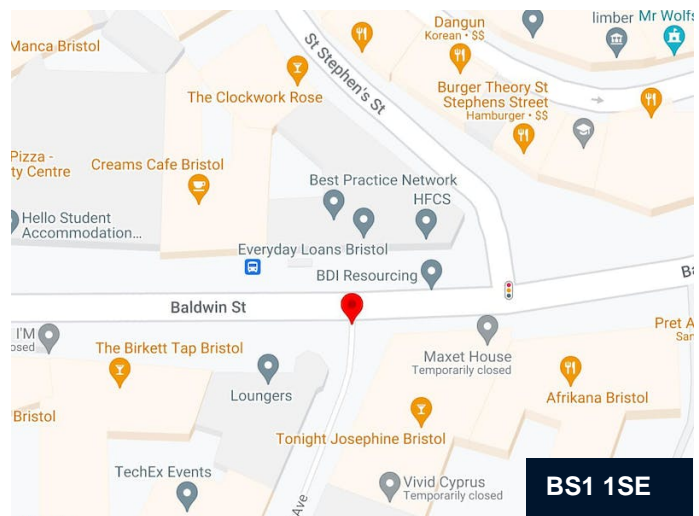
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewings

Please contact the leasing agents to discuss your business and arrange a viewing.

Business Rates

The Rateable Value is to be reassessed.



Contact

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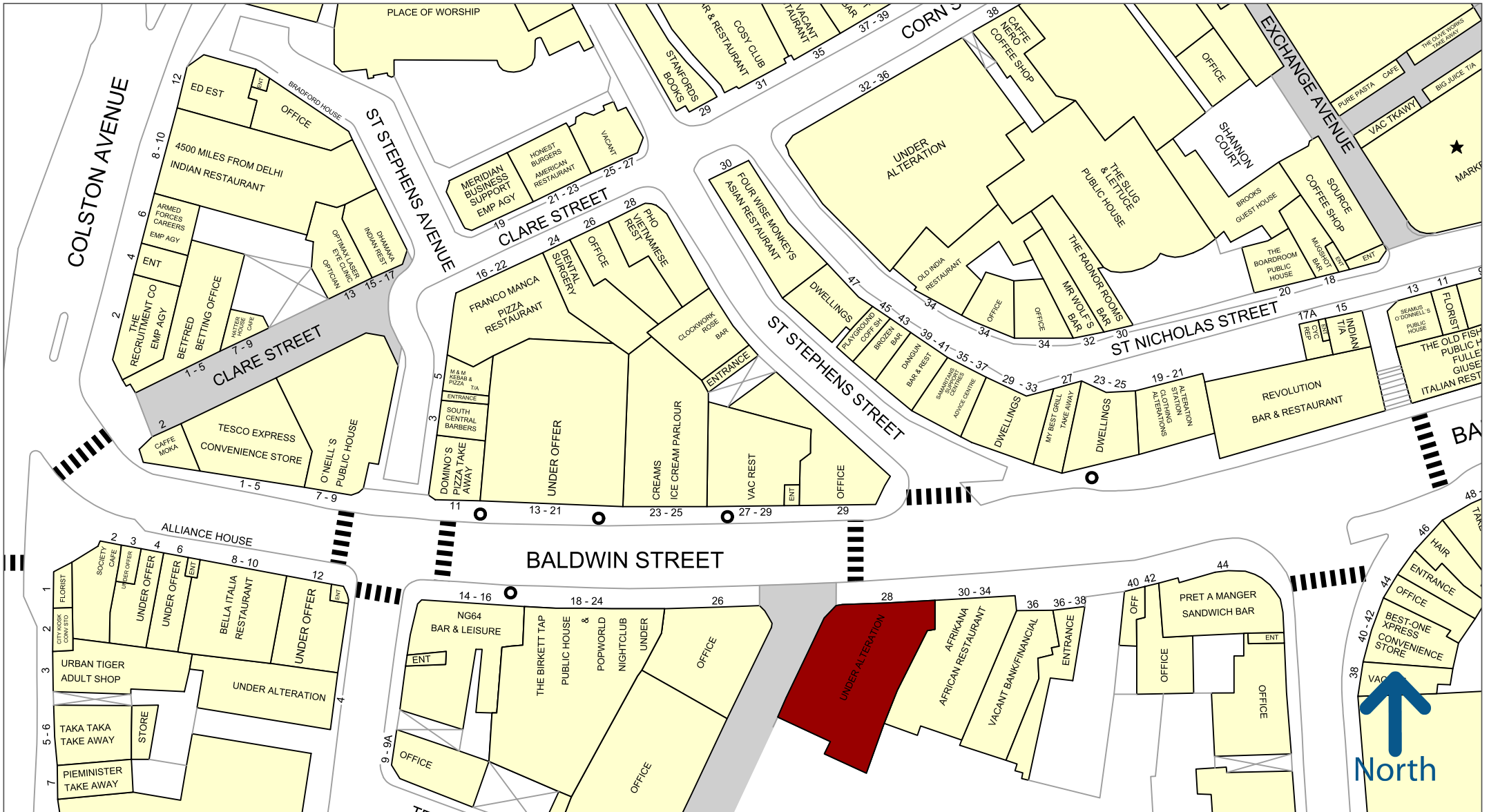
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50 metres

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