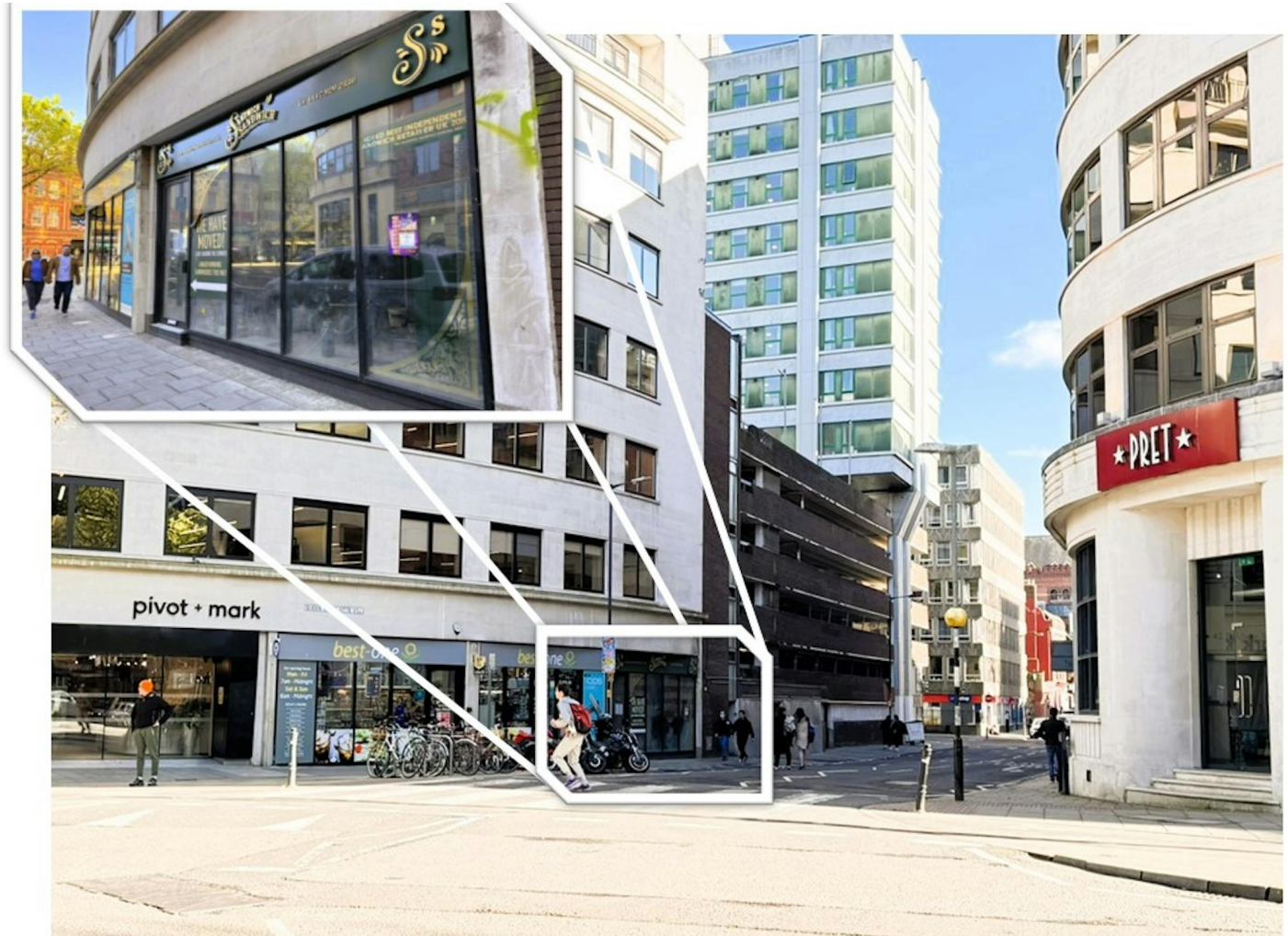


BALDWIN STREET

Unit 8, Pivot + Mark, Bristol, BS1 1QB



- Bristol's population is over 450,000 people, boosted by significant numbers of students and tourists.
- The premises sit beneath a recently-refurbished 37,000 sqft Grade-A office building housing 350+ workers.
- **Brewdog**, Revolution Bar and **Pret** all trade within 130 metres of this site.
- Baldwin Street forms part of Bristol's city centre F&B / leisure pitch. Tonight Josephine (NightCap PLC) and NQ64 opened on the street in 2023; Tonkotsu and **Rosa's Thai** are opening summer 2024.
- National occupiers in Corn Street (to the north) include Franco Manca, **Flight Club**, and Dirty Martini.
- King Street, immediately to the south, is the focus of Bristol's burgeoning craft beer scene, with occupiers including Kongs, Three Brothers, and The Llandoger Trow.

Baldwin Street, Unit 8, Pivot + Mark, Bristol, BS1 1QB

Summary

Available Size	765 sq ft
Rent	£27,500.00 per annum payable quarterly in advance, excluding service charge, buildings insurance, Business Rates, VAT, and all other occupational costs.
Rates Payable	£6,112.75 per annum A qualifying tenant may benefit from a discount of up to 90% from the Rates payable; please contact the local rating authority to confirm.
Rateable Value	£12,250
Service Charge	£1,622.76 per annum The estimated annual service charge cover the tenant's proportion of maintenance and management of the wider building. Please contact the leasing agents to discuss further.
VAT	Applicable
EPC Rating	D (78)

Description

Small Class E premises to let in the heart of Bristol's vibrant leisure pitch.

Accommodation

Prior to handover the premises are to be refurbished internally to an enhanced shell specification, and provide the following approximate net internal floor area:

Name	sq ft	sq m
Ground	765	71.07
Total	765	71.07

Rent

£27,500 per annum exclusive of Service Charge, VAT, Business Rates, and all other occupational costs.

Terms

The premises will be available by way of a new lease on terms to be agreed. Please contact the letting agent to discuss your requirements.

EPC

D (78)

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.



Viewing & Further Information

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Sebastian

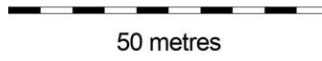
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