

THE COURT ROOMS

NELSON STREET, BRISTOL

Prime retail and leisure unit to let in Central Bristol, within touching distance of Broadmead, amongst students, office workers and key leisure operators

TO LET
2,690 sq ft



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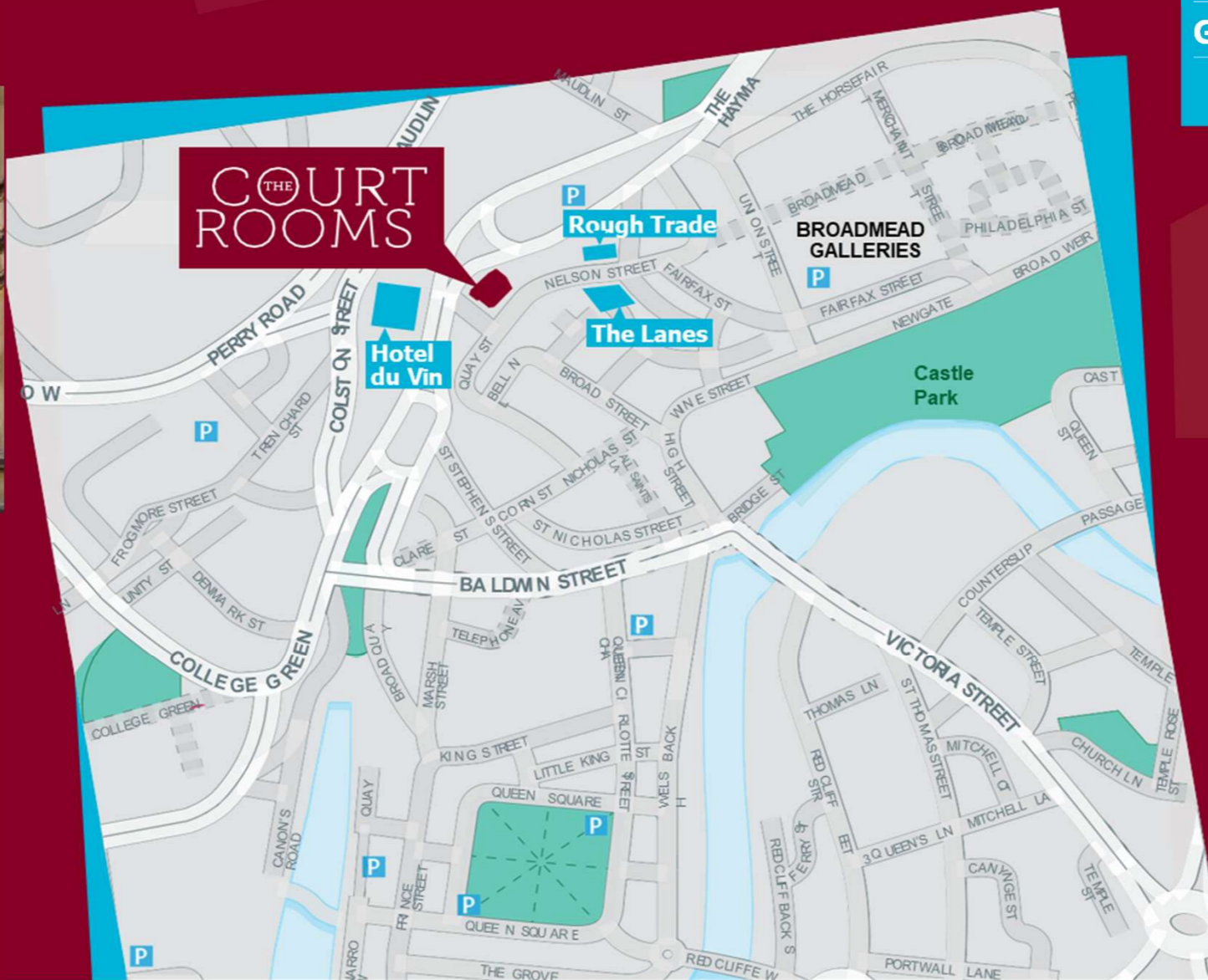
A modern development on the edge of the Old City, linking between the centre, Waterfront, and Broadmead.

Bristol is the main retail destination in the South West and one of the largest University Cities in the UK, currently ranking inside the top 20, with over 44,000 students.

The Court Rooms is a student apartment development with 350 students living in the building itself, and which sits within a 15 min walk of circa 4,500 other student beds. There is also a high density of quality office accommodation, and close proximity to Broadmead, Bristol's prime retail pitch. The unit is also close to Corn Street (Franca Manca, PHO, Cosy Club) and the quality independents within St Nicholas Market, and the surrounding streets.



Gross Frontage	118ft 2in	36.03m
Net Frontage	114ft 5in	34.90m
Internal Width	66ft 3in	19.60m
Ground Floor Sales	2,690ft²	250m²

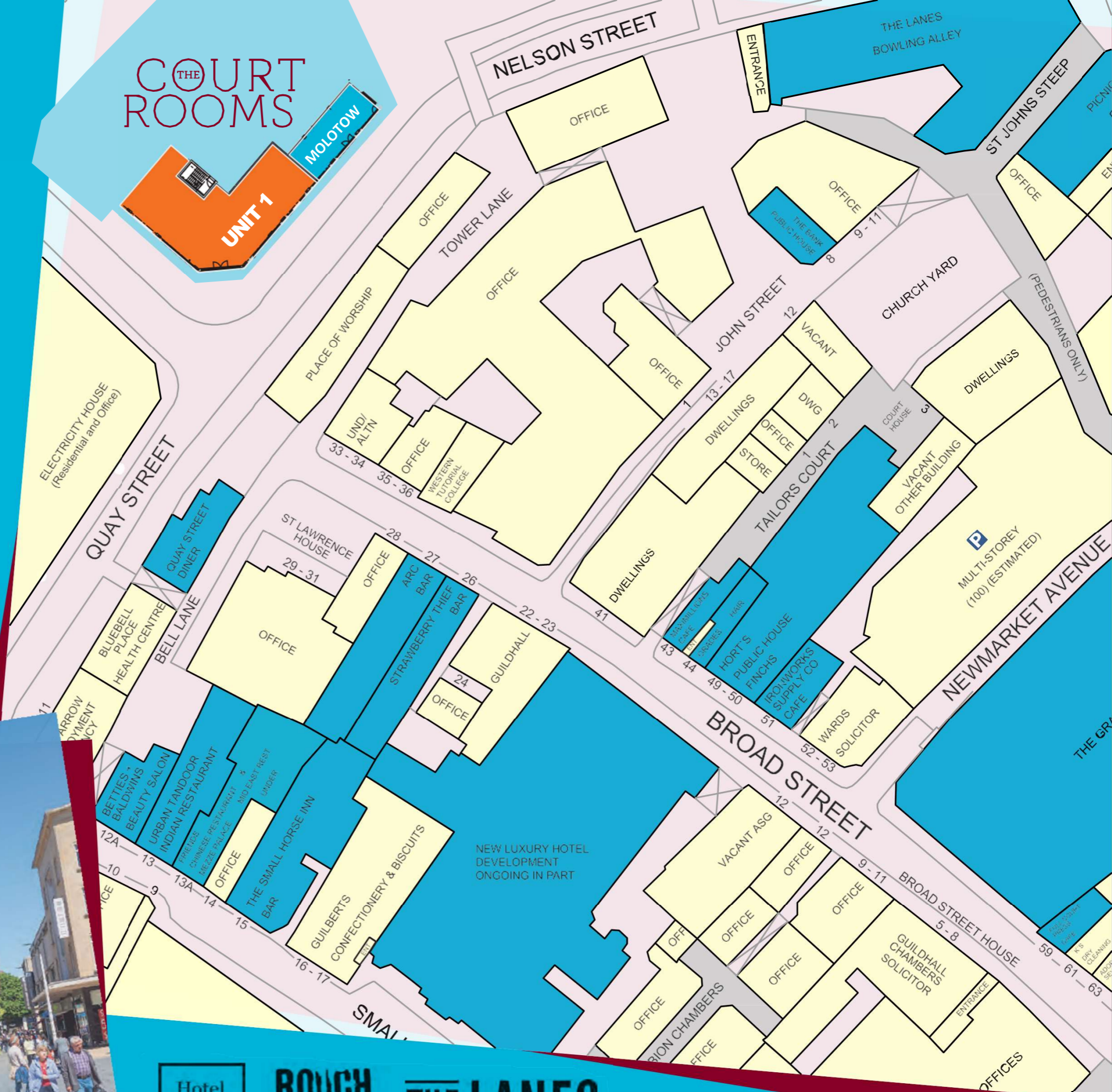


Bristol's vibrant city centre has become a hub for independent retailers and restaurants.

A prime location that offers excellent potential for outdoor seating with a corner aspect.

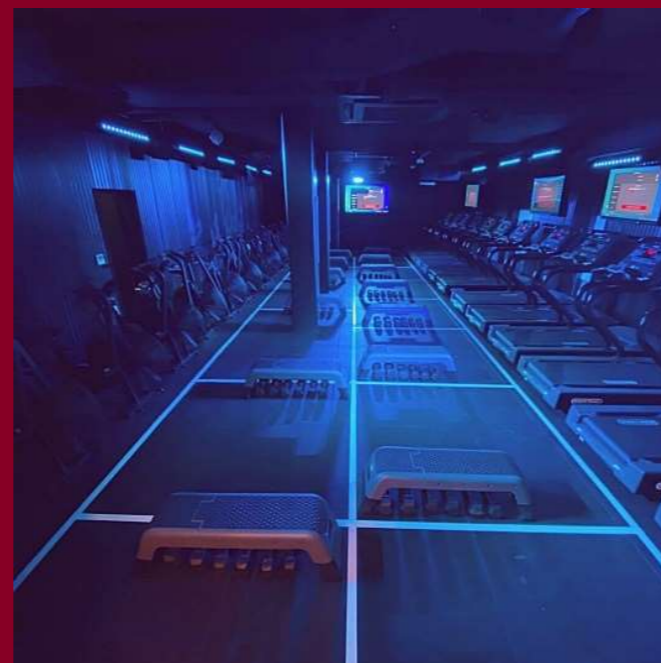
Located on a prominent position in Nelson Street and Christmas Street the property benefits from an excellent corner aspect allowing potential for outdoor seating subject to the relevant planning permissions.

Nelson Street has become the key link between the waterfront and the retail centre, and is now one of the more interesting mixed pitches in the city, with nearby operators including Rough Trade (record shop / bar / venue), The Quay Street Diner, The Lanes (bowling alley, bar, venue), and SWX (venue and nightclub). The mix continues with F45 (personal training), Hotel Du Vin and close proximity to the new 5* hotel development in the former Bristol Guildhall.



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Retail/gym space
from 2,690 sq ft
available to let in the
heart of the city

LEASE TERMS

The property is available on a new lease for a term of 10 years subject to 5 yearly upward only rent reviews.

RENT

Retail Unit 1: £55,000 per annum exclusive

BUSINESS RATES

The unit will need to be reassessed for rates upon completion/handover.

LEGAL COSTS

Each party to bear their own legal costs.

SUBJECT TO CONTRACT
AND VACANT POSSESSION
FEBRUARY 2024



**Hartnell
TaylorCook**

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