



15-29 Union Street

Bristol, BS1 2DF

Impressive and Substantial Class E Unit in Prime City Centre Position

12,000 to 26,000 sq ft
(1,114.84 to 2,415.48 sq m)

- In close proximity to major leisure anchors including Odeon Cinema, Roxy Lanes, SWX Nightclub and Flight Club
- Uppers let to Roxy Lanes
- Ground and lower ground floors immediately available by way of a new lease
- Various uses considered; retail, leisure, gym etc.
- Further splits considered

Summary

Available Size	12,000 to 26,000 sq ft
Rent	Rent on application
Business Rates	To be assessed
Service Charge	Available upon request
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs incurred in the transaction.
EPC Rating	B (46)

Location

Bristol is the largest city in the South West region and is recognised as one of the main financial hubs outside London with a catchment population of approximately 800,000. The city has over 50,000 students enrolled at its two universities and attracts over 12m tourists annually.

The subject property is located on Union Street, one of the main streets that connects Bristol's business district with the city's main central shopping quarter. Union Street also provides links to popular leisure spots that can be found at St Nicholas Market, Corn Street and the city centre itself. In addition, a significant concentration of student accommodation is situated on nearby Nelson Street.

Occupiers in close proximity include Odeon, KFC, Tesco Express, Poundland and Roxy Lanes who have recently extended their existing second floor operation into the first floor. A new 20,000 sq ft Lidl store opened on Union Street in 2022. The premises sits opposite to the Galleries Shopping Centre which is proposed for a full redevelopment of the 5 acre site in the coming years.

Description

The property comprises a former Wilko's now arranged over ground and lower ground floors following strip out. Consideration will be given to a sub-division comprising ground floor entrance lobby and lower ground floor and ground floor only.

The first 15m of ground floor offers an impressive double floor to ceiling of approx. 8m, but also c. 4m throughout both trading floors.

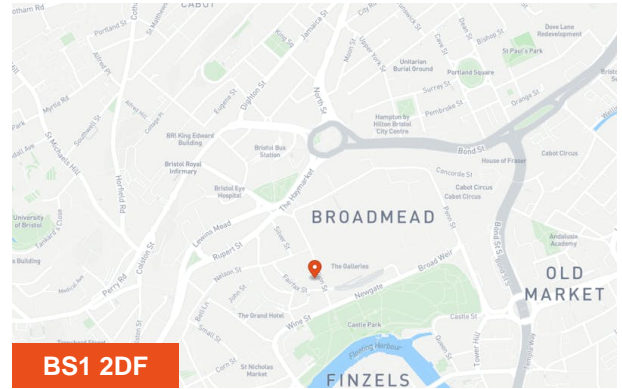
Accommodation

The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m
Ground - Floor Trading	12,973	1,205.23
Lower Ground - Floor Trading	12,328	1,145.31
Lower Ground - Floor Ancillary/Plant	1,453	134.99
Total	26,754	2,485.53

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) regulations, the occupier will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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50 metres

Experian Goad Plan Created: 29/09/2023
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