



29 The Horsefair

Bristol, BS1 3JL

Retail unit to let

4,766 sq ft

(442.78 sq m)

- High footfall position
- Near Primark, Greggs, Burger King and Starbucks
- Arranged across ground and three upper floors

Summary

Available Size	4,766 sq ft
Rent	£60,000 per annum exclusive
Rates Payable	£29,952 per annum
Rateable Value	£58,500
Legal Fees	Each party to bear their own costs
BER Rating	D

Location

Bristol is the second largest city in the south of England with a total metropolitan population of 1.6 million, and the fastest growing outside of London which it has consistently been since 2009.

The subject property is located in the heart of the city centre with areas such as Stokes Croft, Clifton Triangle and Bristol University Campus all within walking distance. The unit occupies a prominent position on The Horsefair, in close proximity to Primark and close to the junction of Merchant Street which leads directly to Broadmead. Other occupiers in the vicinity include Greggs, Burger King, Starbucks and TK Maxx.

Description

The demise is arranged over ground floor with further accommodation at first, second, third and fourth floors.

Accommodation

The accommodation comprises the following approximate areas:

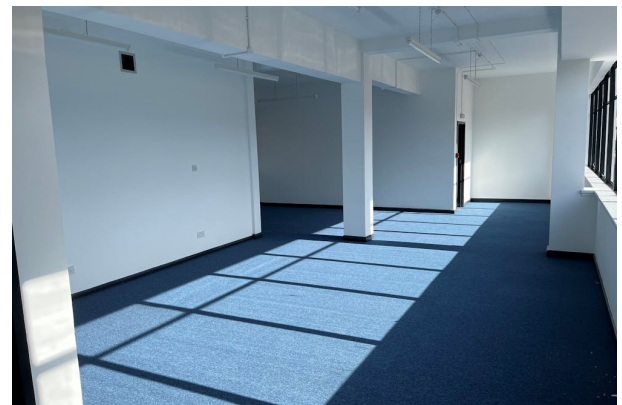
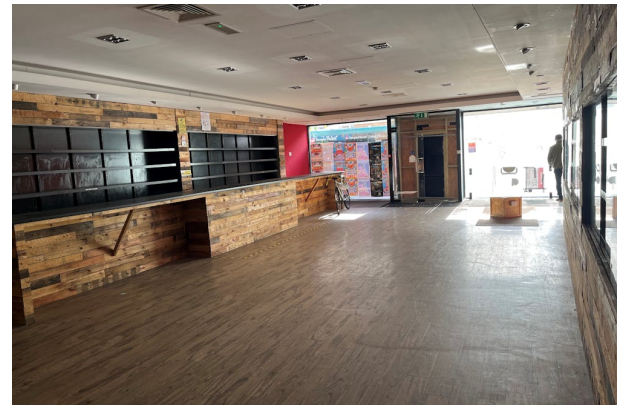
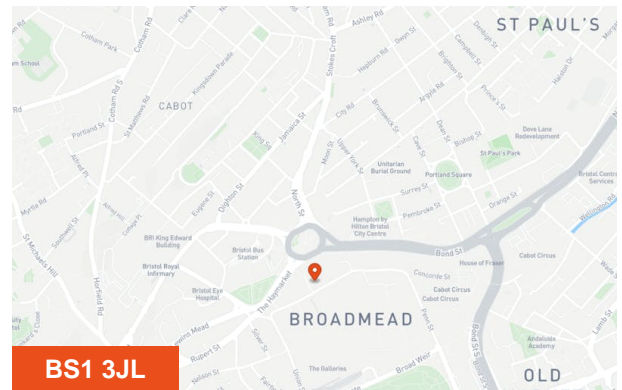
Description	sq ft	sq m
Ground	1,566	145.49
1st Floor	1,468	136.38
2nd Floor	812	75.44
4th Floor	920	85.47
Total	4,766	442.78

Terms

A new lease is available for a term of years to be agreed, however subject to landlord option to break after an initial period of 3 years.

VAT

All prices are quoted exclusive of VAT.



Viewing & Further Information

Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

Richard Saunders

07825 382835

richard.saunders@htc.uk.com

Spencer Wilson (ARC Retail)

07736 010 220

spencer@arcetail.co.uk



50 metres

Experian Goad Plan Created: 13/10/2022

Created By: Hartnell Taylor Cook LLP



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