TO LET



36 College Green Bristol, BS1 5SA

Retail unit in excellent location

1,589 sq ft (147.62 sq m)

- High footfall location on College Green, linking to Park Street
- In close proximity to Tesco, Costa, Swoon, Krispy Kreme and Pipp and Co Cafe/Bakery
- Opposite to Bristol Cathedral, The Royal Marriott Hotel and City Hall
- Class E Planning Consent

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Summary

Available Size	1,589 sq ft
Rent	£34,000 per annum
Rates Payable	£13,104 per annum
Rateable Value	£24,000
EPC Rating	Upon enquiry

Description

The unit is arranged over ground and basement levels and benefits from servicing to the rear. Behind the ground floor trading area is a rear office, with WC's and kitchen in the basement. It sits within a block earmarked for student residential conversion which will add further to the customer numbers in the immediate vicinity.

Location

College Green sits at the bottom of Park Street around half a mile to the north west corner of the City Centre, facing Bristol Cathedral and City Hall. The area is known for its mix of retail and leisure operators in a position linking the city centre to Clifton.

The property is situated on the northern side of College Green with a strong line up of surrounding retailers including Tesco, Costa, Swoon gelato, Pipp and Co café and bakery, and The Royal Marriott Hotel. Krispy Kreme Donuts are also fitting out nearby.

Accommodation

The accommodation comprises the following areas:

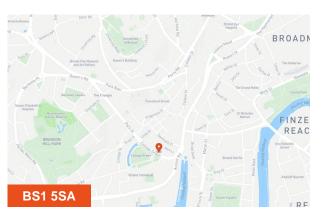
Name	sq ft	sq m
Ground - Sales	889	82.59
Basement	700	65.03
Total	1,589	147.62

Term

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.







Viewing & Further Information

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Charlie Pooley

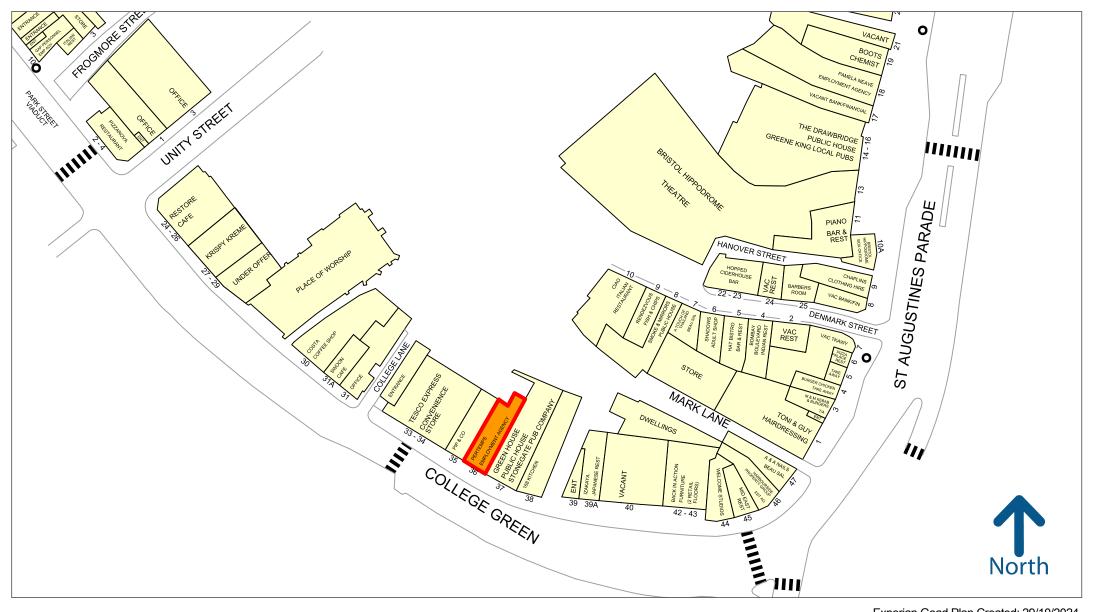
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