



## 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

## Summary

<b>Available Size</b>	1,589 sq ft
<b>Rent</b>	£34,000 per annum
<b>Rates Payable</b>	£13,104 per annum
<b>Rateable Value</b>	£24,000
<b>EPC Rating</b>	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:

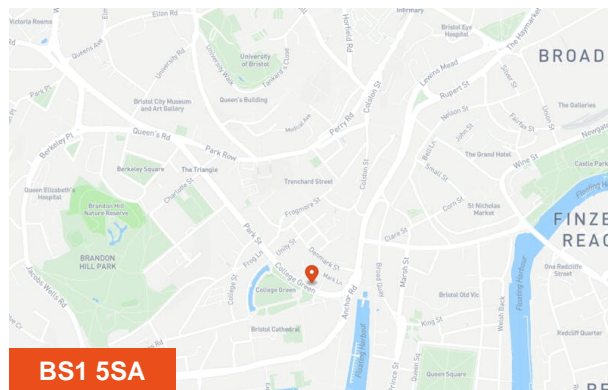
Name	sq ft	sq m
Ground - Sales	889	82.59
Basement	700	65.03
<b>Total</b>	<b>1,589</b>	<b>147.62</b>

## 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

**James Woodard**

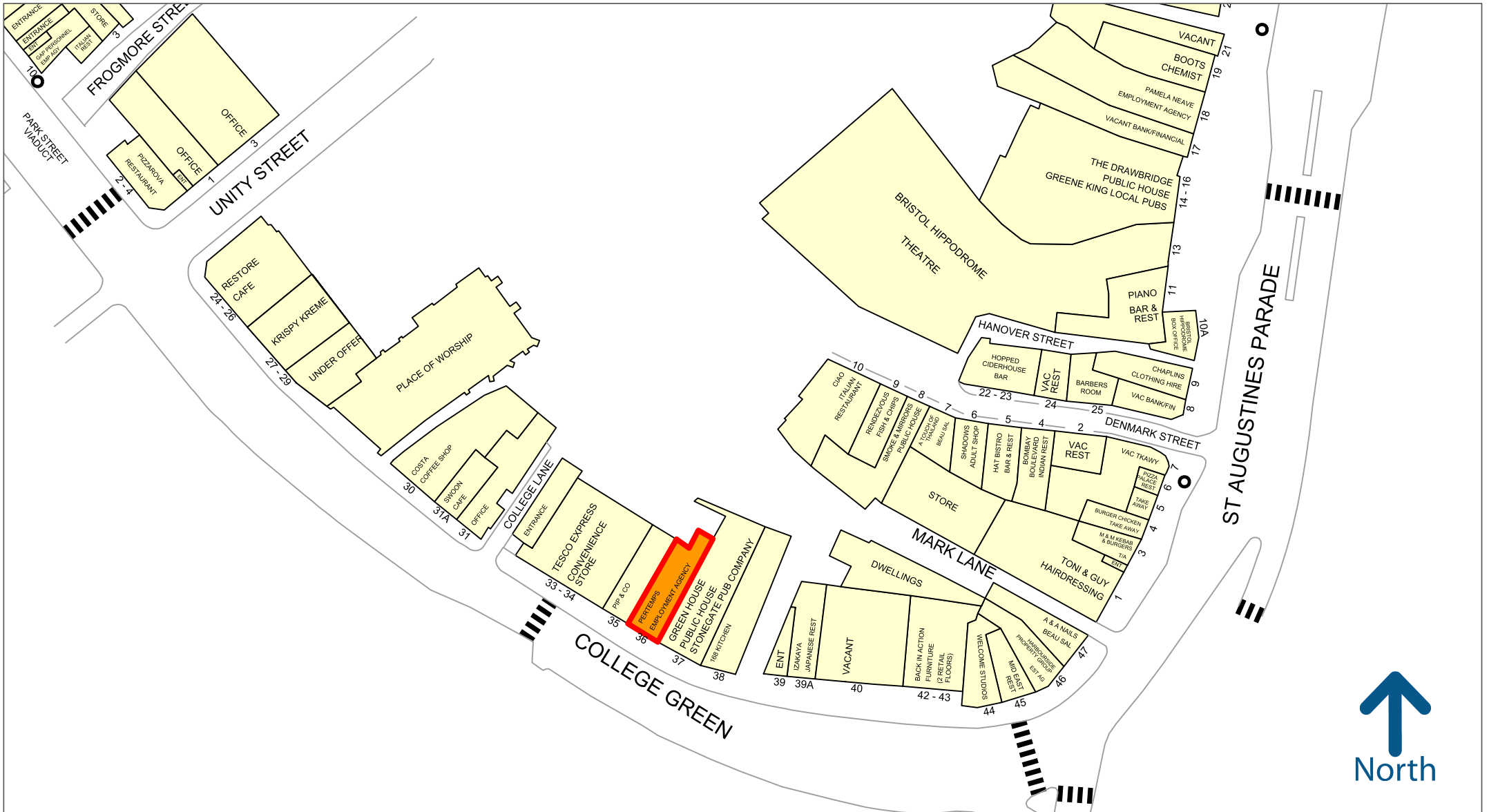
07753 302236

james.woodard@htc.uk.com

**Charlie Pooley**

07919 057 756 | 07919 057 756

charlie.pooley@htc.uk.com



50 metres