



82 Park Street

Bristol, BS1 5LA

## Prime Retail Unit on Established Pitch

**1,988 sq ft**

(184.69 sq m)

- Prime retail and leisure pitch with occupiers including Patagonia, Jigsaw, Ace + Tate, Finisterre, Jimmy Fairly, Ripcurl and Nando's
- High footfall location near to the University of Bristol campus and Bristol Museum
- Unique period features throughout

Summary

Available Size	1,988 sq ft
Rent	£55,000 per annum
Rates Payable	£19,336.25 per annum
Rateable Value	£38,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Location

Park Street is a popular and busy thoroughfare linking Clifton to the north and Bristol city centre to the south. The street is well known for its vibrant mix of boutique shopping, bars and restaurants which benefits from a high proportion of office workers and students in the immediate vicinity.

Nearby occupiers on the street include Jimmy Fairly, Patagonia, Finisterre, Boston Tea Party, Ace + Tate, Vivo Barefoot, Nando's with a number of good quality independent operators.

Description

82 Park Street is a Grade II listed Georgian property arranged as a ground floor retail shop with basement ancillary. The shop front features curved glass-plate windows either side of the central recessed entrance, with marble plinth and ornated features. Internally, the trading area is open plan with a few steps / level change mid-way through providing further trading space to the rear. The basement provides staff room, kitchen, WC and storage areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,092	101.45	Available
Basement - Ancillary	896	83.24	Available
Total	1,988	184.69	

Terms

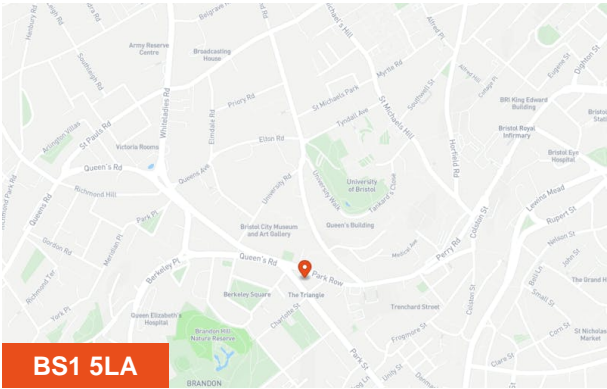
The property is available on a new FRI lease for a term to be agreed.

VAT

All figures quoted are exclusive of VAT.

Planning

The property has consent for uses within Class E.



Viewing & Further Information

Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

Richard Saunders

07825 382835

richard.saunders@htc.uk.com



