SHOP / RESTAURANT TO LET

Bristol

50 Park Street



Location

Park Street provides a vibrant mix of local, regional, and national retailers, bars and cafes. The street benefits from strong commuter and student footfall.

Comprising the ground floor level of a newly-completed student residential development, the premises are well-located on the principal eastern side of the street.

Nearby and adjacent occupiers include **Wok To Walk**, **Nando's**, **Cass Art** and **The Futon Company.** Café/bar occupier **Gin & Juice** are opening opposite.

We understand that the premises benefit from Class A4 planning consent and have been recently refurbished to a shell specification.

The unit is arranged over ground floor only and provides the following approximate areas:

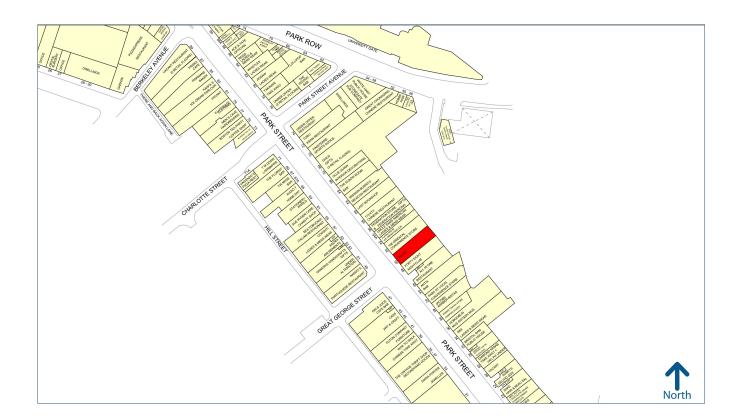
Ground Floor 168 sq m 1,805 sq ft

Rent £38,500 pax

SAVILLS BRISTOL

Embassy House, Queens Avenue Bristol, BS8 1SB





Rates

 Rateable Value
 £TBA

 UBR 2018/2019
 49.3 p/£

 Rates Payable
 £TBA

Following completion of refurbishment works, the premises will be reassessed for Ratings purposes; interested parties are advised to make their own enquiries of the local rating authority to confirm their likely liability.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure

Available by way of a new effectively full repairing and insuring lease on terms to be agreed.

EPC

Available upon request.

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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