

# TO LET

SELF CONTAINED OFFICE  
PARKING AVAILABLE  
NEWLY REFURBISHED  
81.27 SQ M (875 SQ FT)



1 WINE STREET  
BRISTOL  
BS1 2BB

**BLADEN COMMERCIAL PROPERTY CONSULTANTS**

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006  
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## LOCATION

The property is located on Wine Street in Bristol City Centre. This is a fashionable area of Bristol City Centre with a range of modern restaurants, bars and coffee shops in the immediate vicinity. Wine Street is well connected with many local bus routes and is a short distance from Bristol Temple Meads, as well as being a short distance from the M32, M4 and M5 motorway networks.

## DESCRIPTION

- Newly refurbished.
- Outdoor roof terrace with views of Corn Street and Wine Street.
- Car parking available.
- Self contained.

## ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft
First Floor	31.25	336
Second Floor	25.06	281
Third Floor	24.96	269
<b>Total Net Internal Area</b>	<b>81.27</b>	<b>875</b>

## TENURE

The property is available by way of a new fully repairing and insuring lease on terms to be agreed.

## BUSINESS RATES

The Valuation Office Agency website states the premises is currently assessed for business rates as follows:

Description: Office and Premises  
Rateable Value: £6,900

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

## COSTS

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

## VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent but this will be confirmed.

## PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC certificate has been commissioned.

## RENT

£17,500 per annum exclusive.

Four parking spaces are available at £2,000 per annum exclusive for each space.

## VIEWING & FURTHER INFORMATION

Through sole agents Bladen Property Consultants:-

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**SUBJECT TO CONTRACT**  
**April 2025**

