

54 & 54A PARK STREET

Bristol, BS1 5JN



- Bristol has a resident population of over 450,000 people, boosted by significant numbers of students and tourists. Park Street is an all-day / evening trading pitch and with a vibrant mix of local, regional, and national retailers, bars and cafes.
- The premises are well-located on Park Street, between Charlotte Street and Great George Street (both leading to attractions including Cabot Tower, Brandon Hill Park, and St George's Hall).
- Situated amongst popular independent businesses, including **Mrs Potts Chocolate House** and new Scandi-style cafe **Gather**, opposite Nandos and Rip Curl.
- Notable retailers in the vicinity include **Patagonia**, Jigsaw, **Fred Perry**, Jimmy Fairly, Ollie Quinn, and **Finisterre**, with **Vivobarefoot** opening soon.
- The premises are potentially available to let as **individual units** or combined into a **single larger shop** unit.

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54 & 54a Park Street, Bristol, BS1 5JN

Summary

Available Size	903 to 1,570 sq ft
Rent	£26,500 - £59,000 per annum . Rent is payable quarterly in advance and excludes service charge, buildings insurance, Business Rates, VAT, and all other occupational costs.
Business Rates	Rateable Value will be assessed following completion of the development works. Interested parties are advised to discuss with the local Ratings Authority if further information is required.
Service Charge	There will be an annual service charge to cover a proportion of maintenance and management of the building, please contact the leasing agents to discuss further.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available premises are currently arranged as two shops, which could be let in the current permutation, or combined into one single shop with a level floor and a single glazed shop front. An extraction route can be provided, should an ingoing tenant need to install ducting.

Location

Located in the middle section of the vibrant Park Street, amongst a range of leisure and retail occupiers, including Taste of Napoli, Gin & Juice and **Cass Art**.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - 54 Park St (RHS)	903	83.89	£39,250 /annum	Available
Ground - 54a Park St (LHS)	667	61.97	£26,500 /annum	Under Offer

Specification

54 Park Street (the right-hand premises) is available in enhanced shell specification, with handover scheduled for Q4 2025.

54a Park Street (the left-hand premises) is available subject to vacant possession, with handover timescale and specification to be negotiated.

The combined 54 - 54a Park Street could be available subject to vacant possession, in enhanced shell specification, with handover timescale to be negotiated.

Terms

The premises will be available by way of a new lease on terms to be agreed. Please contact the letting agent to discuss your requirements.

Viewings

Please contact the leasing agents to discuss your business and arrange a viewing.



Viewing & Further Information

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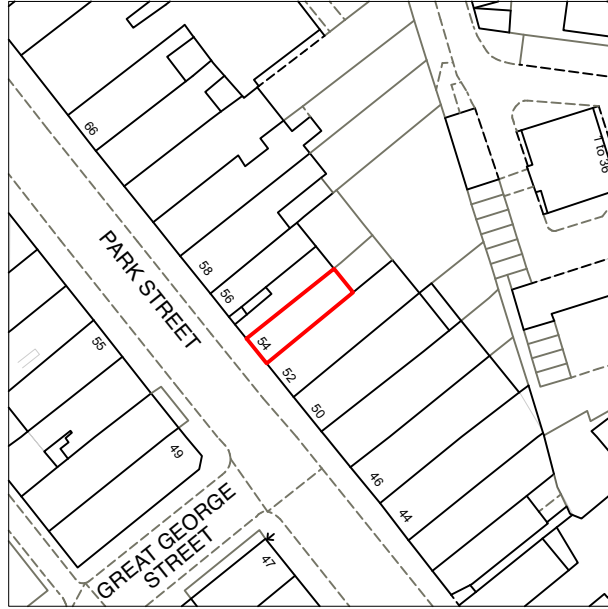
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ropalmer@savills.com

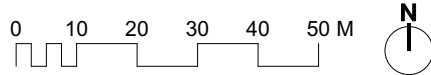
Anne Digby

ADigby@savills.com

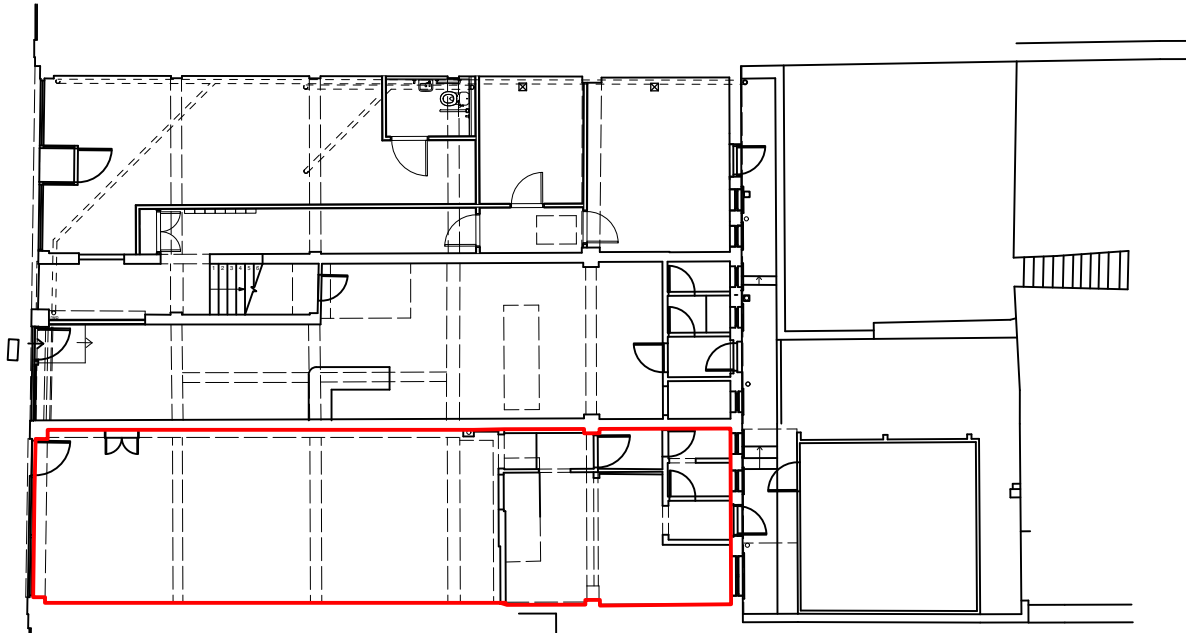
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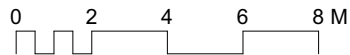
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Location Plan 1:1250@A4



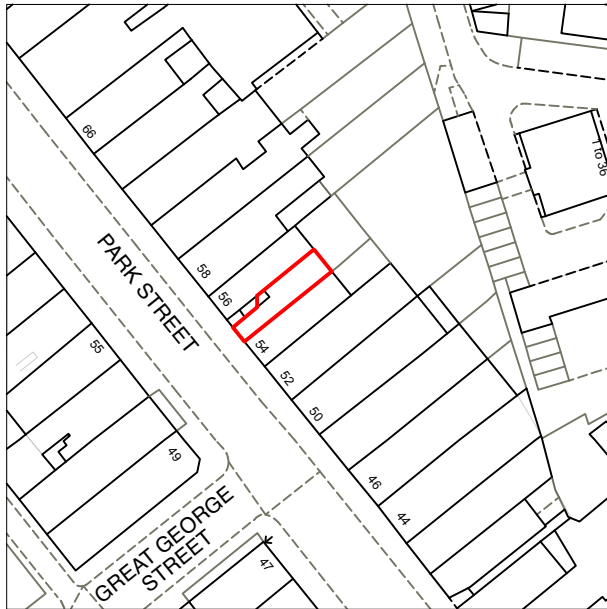
Ground Floor 1:200@A4



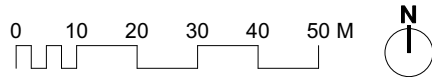
54 Park Street : Bristol : BS1 5JN

scale as shown

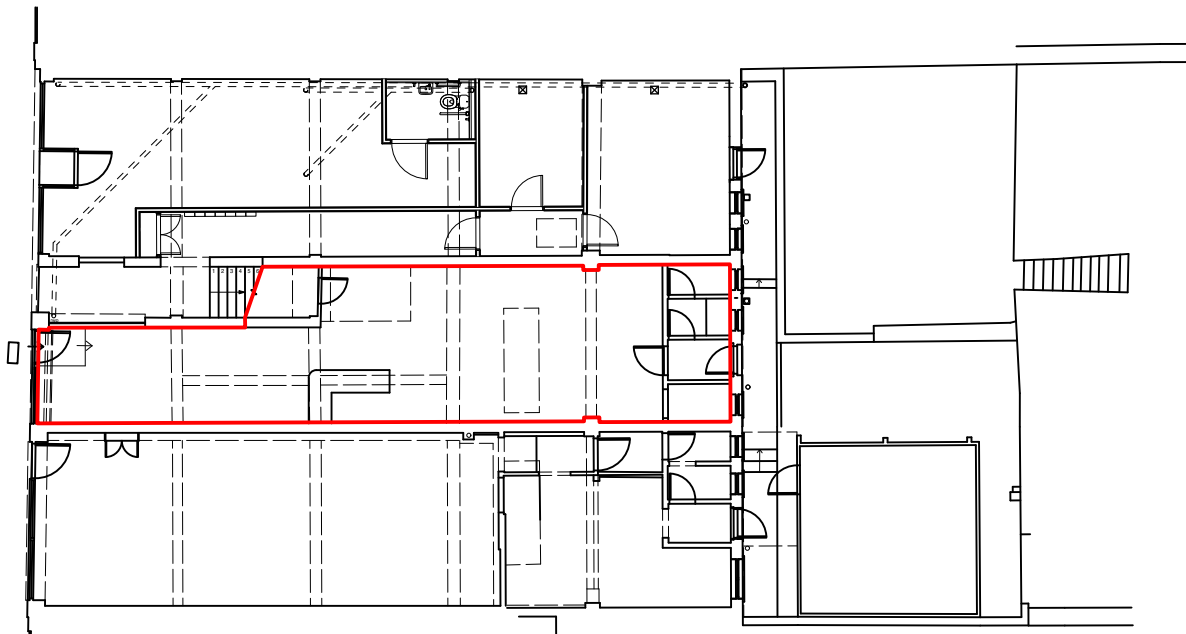
This title plan shows the general position of boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.



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Location Plan 1:1250@A4



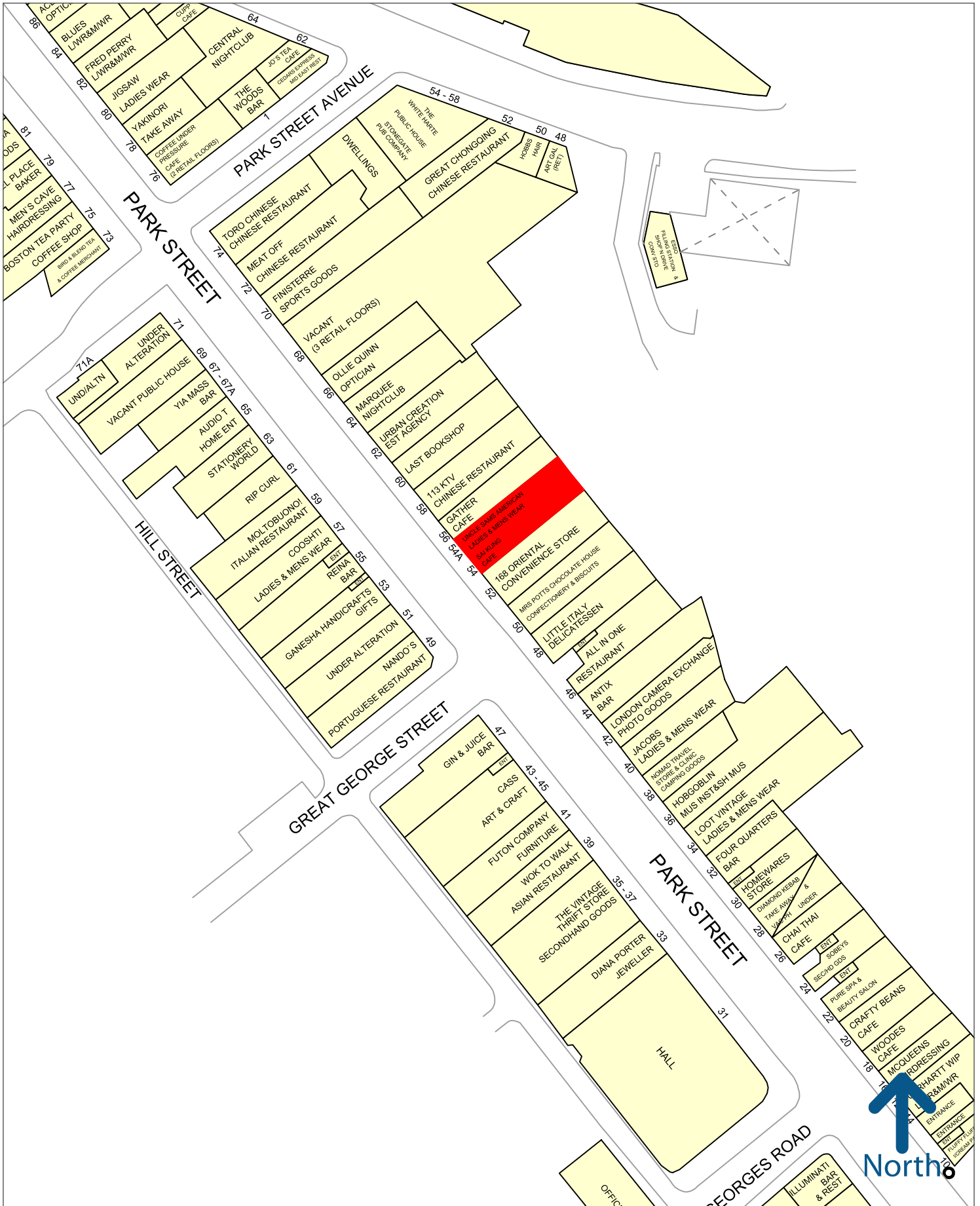
Ground Floor 1:200@A4



54a Park Street : Bristol : BS1 5JN

scale as shown

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50 metres

Experian Goad Plan Created: 03/04/2025
Created By: Savills