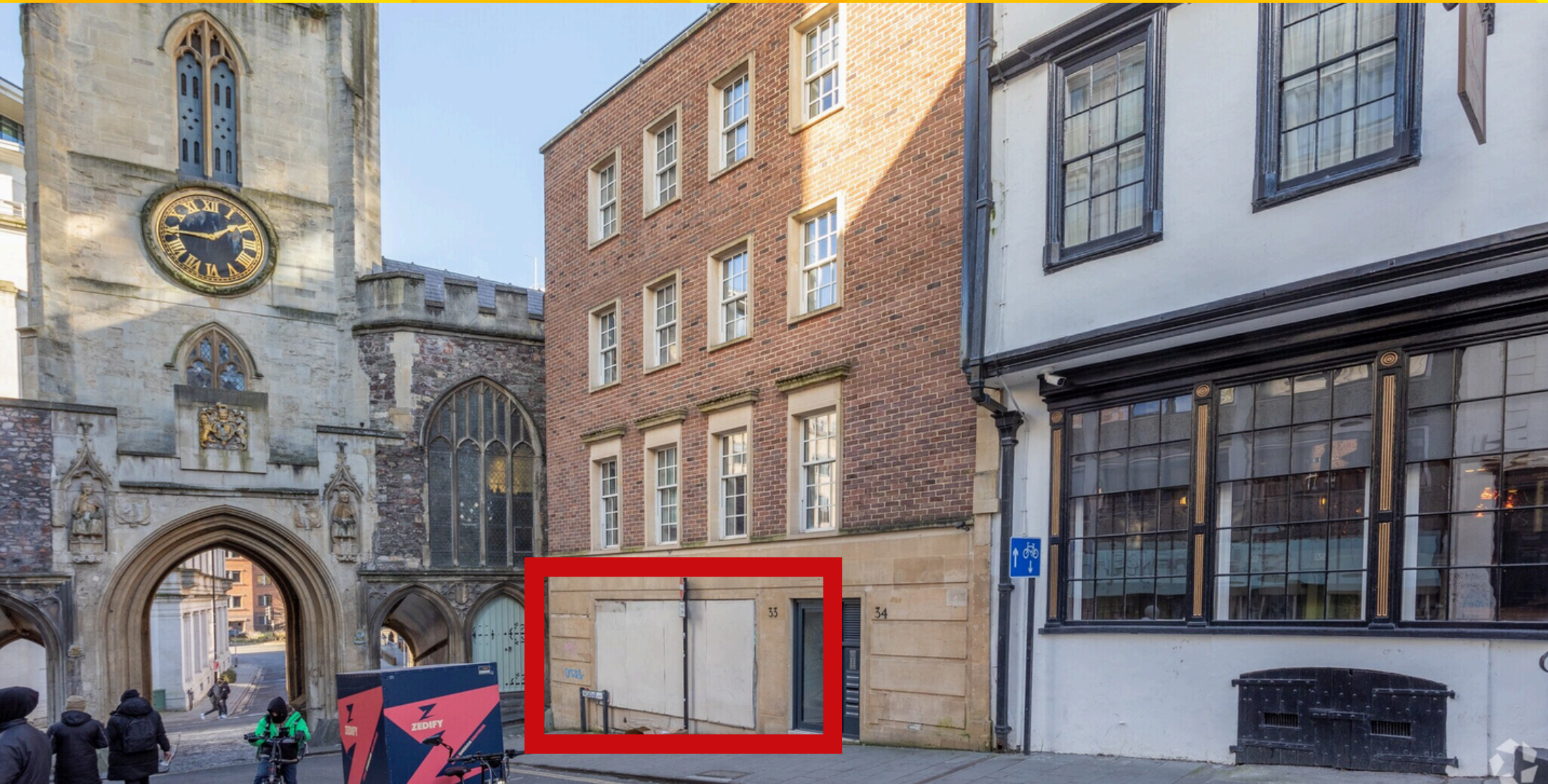


St Johns House, 33–34 Broad Street, Bristol, BS1 2EZ

GROUND FLOOR SELF CONTAINED - COMMERCIAL UNIT 618 SQ FT

FOR SALE -
Commercial Space (A1, A2, B1a)



St Johns House, 33–34 Broad Street, Bristol, BS1 2EZ

LOCATION - BS1 2EZ

St Johns House is centrally located fronting Broad Street, a short walk from Corn Street, Small Street and St Nicholas Market.

Combined, Corn Street and St Nicholas Market form a historic-commercial hub at the heart of Bristol city centre. They sit between key office locations and the main retail area, benefitting from high footfall and strong lunchtime and leisure trade.

The property is a 5 minute walk from Bristol Bus Station and a 18 minute walk from Bristol Temple Meads Station.

Description

The unit comprises a ground floor self contained commercial unit and is available in shell condition, benefiting from partial glazed frontage facing Broad Street with a secondary access via Tower Lane.

The property comprises an end of terrace building which was understood to be constructed during the 1950's as a purpose built office, the upper floors have since been converted in to premium residential apartments via a seperate entrance.

Office Floor Area (GIA)

Floor	Area (Sq ft)	Area (Sq M)
Ground floor	618 sq ft	57 sq m

Tenure

The ground floor unit is held on a long leasehold interest for 250 year lease from September 2017.

The long leasehold is available to purchase guiding offers in the region of £150,000.

Use

The permitted use under the long lease is for use as offices or commercial space within Use Class A1 (Retail), A2 (Financial and Professional Services) and B1a (Offices).

Restrictions: Under the terms of the long lease, the sale or consumption of food or drink at the property is prohibited and the property cannot be used as a restaurant, café or any other food or drinking establishment.

Frontage from previous tenant



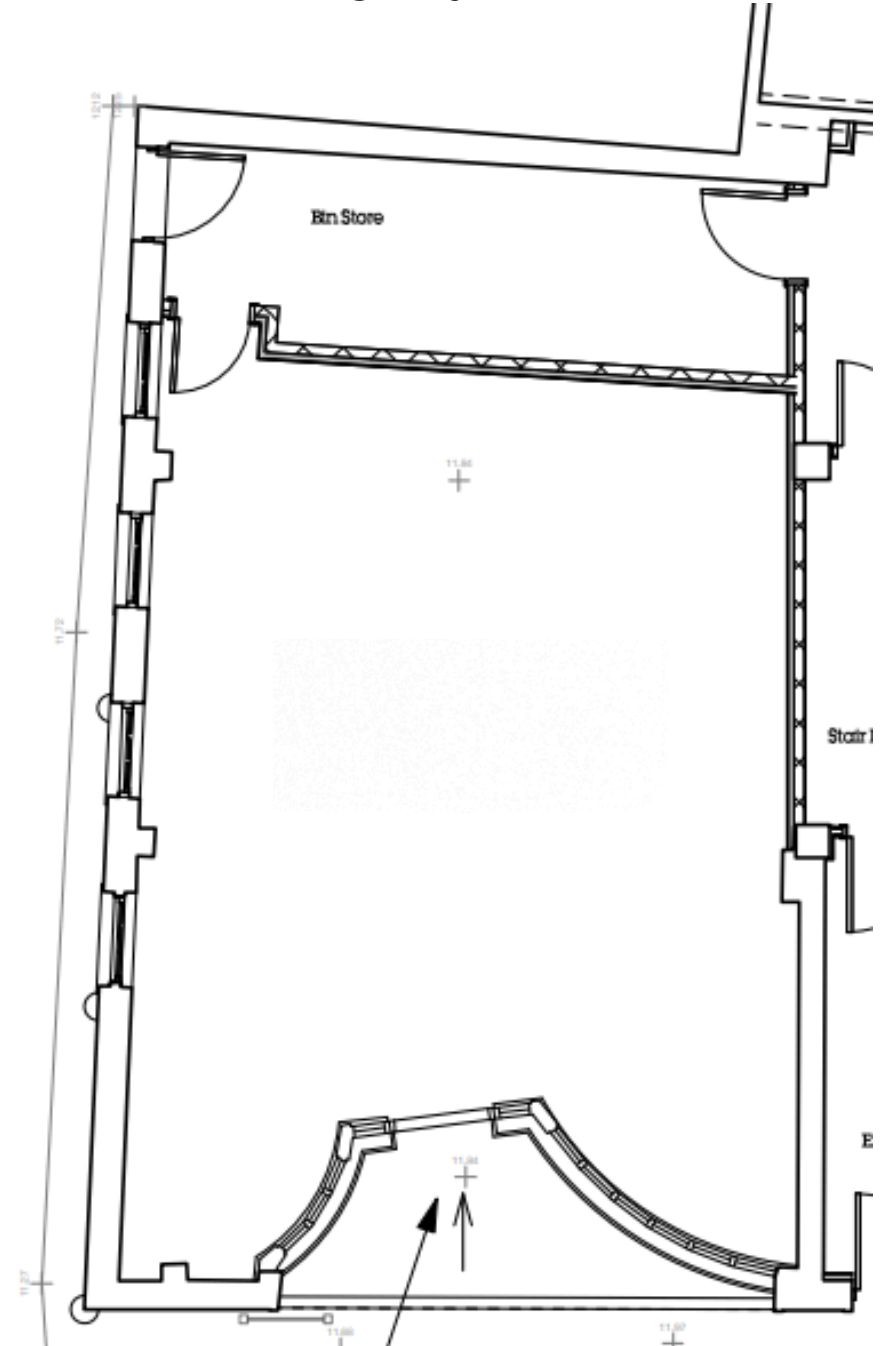
St Johns House, 33—34 Broad Street, Bristol, BS1 2EZ



Current condition internally



Existing Layout Plan



Location Plan



St Johns House, 33–34 Broad Street, Bristol, BS1 2EZ

Business Rates

The business rates are yet to be assessed.

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use Class

A1 (Retail)
A2 (Financial and Professional Services)
B1a (Offices)

EPC

D79.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

CONTACT

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