

# 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 an individual unit.

SAVILLS Bristol  
Embassy House  
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[savills.co.uk](http://savills.co.uk)



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

## Summary

<b>Available Size</b>	903 to 1,570 sq ft
<b>Rent</b>	£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.
<b>Business Rates</b>	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.
<b>Service Charge</b>	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.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>BER Rating</b>	Upon enquiry

## Description

The available premises are currently arranged as two shops. An extraction route can be provided, should an incoming tenant need to install ducting.

## Property Highlights / Amenities

Build Status: New Build - Under Construction

## 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	Under Offer
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 now Under Offer.

## 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

### Robert Palmer

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210 | +44 (0)

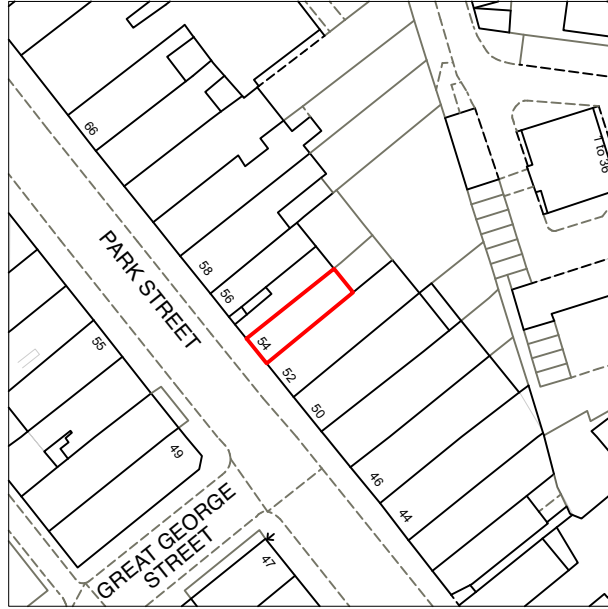
7740 197 177

ropalmer@savills.com

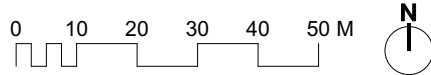
### Anne Digby

ADigby@savills.com

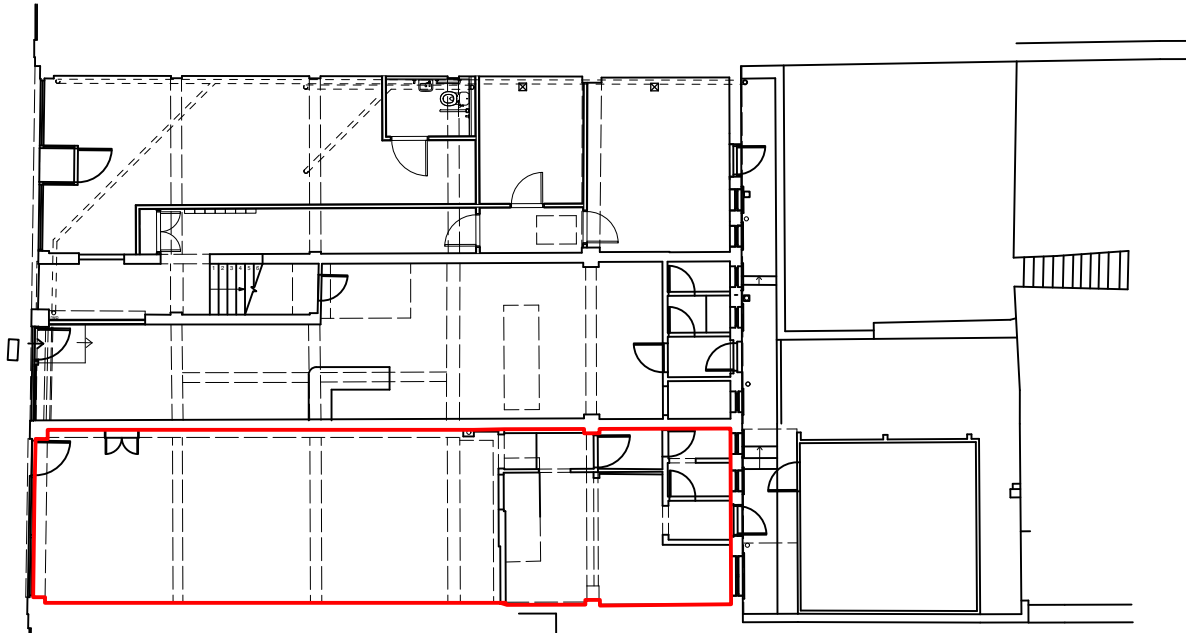
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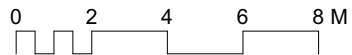
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Location Plan 1:1250@A4



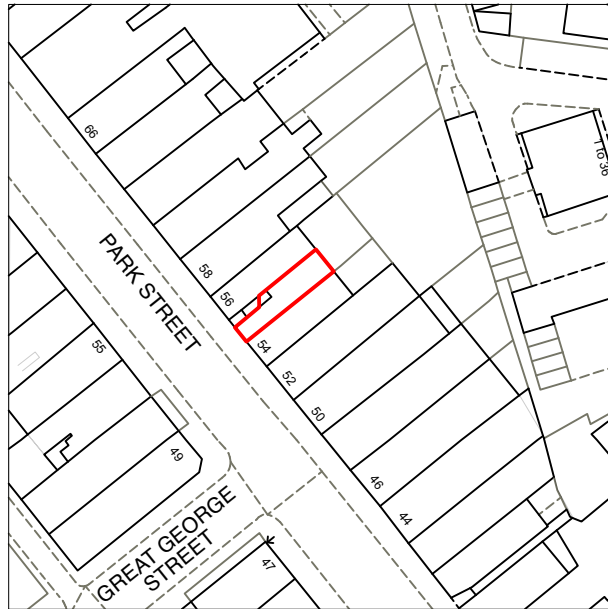
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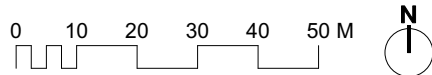
54 Park Street : Bristol : BS1 5JN

scale as shown

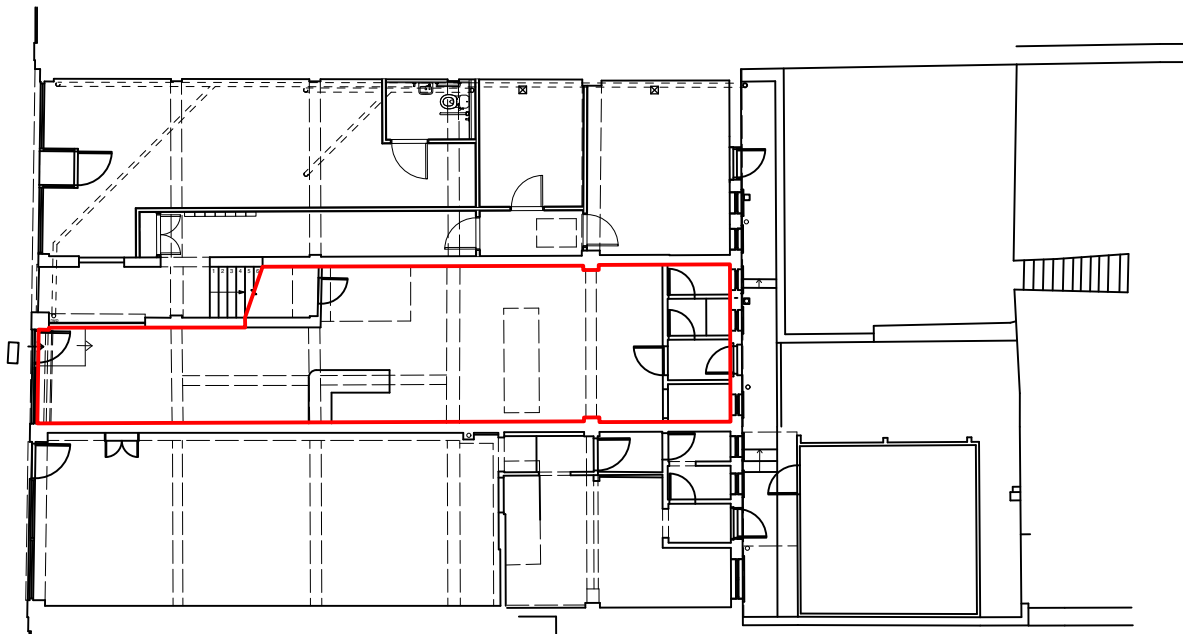
This title plan shows the general position of boundaries. It does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.



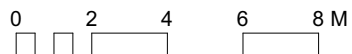
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Location Plan 1:1250@A4



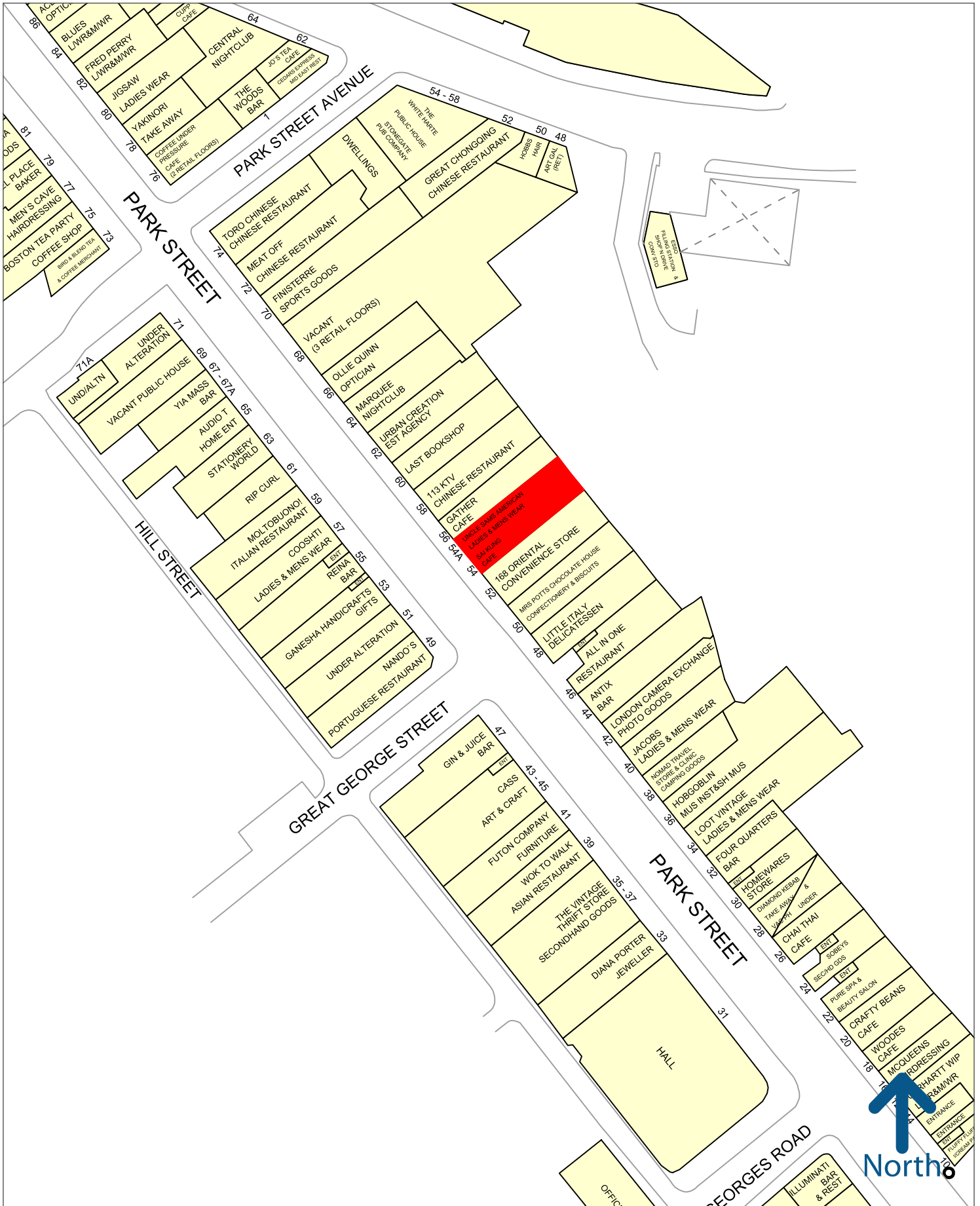
Ground Floor 1:200@A4



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