

TO LET
RETAIL UNIT
48.73 SQ M (525 SQ FT)



GROUND FLOOR
23 ST NICHOLAS STREET
BRISTOL BS1 1BU

BLADEN COMMERCIAL PROPERTY CONSULTANTS

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www.bladenproperty.co.uk

LOCATION

The property is located on St Nicholas Street in Bristol City Centre, located in the heart of Bristol City Centre's leisure district, with close proximity the Harbourside. Corn St and King St are both a short walk away. The Hippodrome, Bristol Beacon Music Venue and Bristol Old Vic are all located in the immediate vicinity. Notable near occupiers include Mr Wolfs, The Radnor Rooms, and Revolution Bars.

DESCRIPTION

- Prominent unit in the heart of Bristol City Centre.
- Class E use.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) the property comprises the following (approx.) areas:-

| Description | sq m | sq ft |
|-------------------------|-------|-------|
| Ground Floor | | |
| Sales | 48.73 | 525 |
| WC/Kitchenette | | |
| Total Net Internal Area | 48.73 | 525 |

TENURE

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

RENT

£18,000 (eighteen thousand pounds) per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently entered into the rating list as follows:-

Description: Shop & Premises

Rateable Value (From 1st April 2026): £13,250

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). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C (55), expiring 22 March 2036.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

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SUBJECT TO CONTRACT

March 2026

