



**Up to 22,500 SQ FT of
accommodation available,
suited a variety of uses.**

INCLUDING BAR, RESTAURANT, LEISURE & HOTEL



savills

32-36 Corn Street
BRISTOL, BS1 1JG

Description

This large characterful building is arranged over ground floor plus basement and three upper floors.

The ground floor is generally open plan and includes a large triple-height former banking hall, with the upper floors providing a mix of open plan and individual spaces.

The extensive basement provides good ceiling heights.

There are various lifts and hoists serving different elements of the building.

Accommodation

AREA	SQ M	SQ FT
GROUND FLOOR	877	9,436
BASEMENT	492	5,296
MEZZANINE	146	1,566
FIRST FLOOR	404	4,350
SECOND FLOOR	177	1,900
TOTAL	2,096	22,548

Location

The property is prominently located on Corn Street in the heart of Bristol City centre. This area forms the focus of Bristol's leisure pitch, with nearby occupiers including **Bristol Harbour Hotel (5*)**, **San Carlo**, **Flat Iron**, **Mowgli**, **Slug & Lettuce**, **Cosy Club**, **Flight Club** and **Dirty Martini**

BRISTOL POPULATION	494,400
REGIONAL TOURISM VALUE	£2.7 BILLION
INTERNATIONAL VISITORS	OVER 636,000
DOMESTIC VISITORS	1,900,000

Sources:
West of England Mayoral Combines Authority
Original by Bristol - Bristol City Council



Further info

PROPOSAL

The property would suit a variety of uses and could potentially be split (subject to landlords consent).

The property is currently held by way of a lease due to expire 2037. An Assignment of this lease would be available or potentially a new lease via the superior landlord.

PLANNING

The most recent use of the building has been as a bank which would now fall within a Class E Use. However, the building could suit a variety of uses subject to the relevant Planning and Conservation consent. We recommend that any interested parties make their own enquires of the local planning authority. The property is Listed.

DISCLAIMER

Savills and their clients give notice that: (i) they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise. Date: DEC 2025.

EPC

An EPC report can be provided upon request.

BUSINESS RATES

The rateable value of the property from 1st April 2026 is £229,000.

LEGAL COSTS

Each party to be responsible for their own legal costs.


VAT

The property has been elected for VAT.



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