

THE COURT ROOMS

NELSON STREET, BRISTOL

Prime retail and leisure units
to let in Central Bristol, within
touching distance of Broadmead,
amongst students, office workers
and key leisure operators.

TO LET

2044 SqFt & 646 SqFt



THE COURT ROOMS

NELSON STREET, BRISTOL

Bristol's vibrant city centre has become a hub for independent retailers and restaurants.



Bristol is the main retail destination in the South West and one of the largest University Cities in the UK, currently ranking inside the top 20, with over 44,000 students.

The Court Rooms is a student apartment development with 350 students living in the building itself, and which sits within a 15 min walk of circa 4,500 other student beds. There is also a high density of quality office accommodation, and close proximity to Broadmead, Bristol's prime retail pitch. The unit is also close to Corn Street (Franca Manca, PHO, Cosy Club) and the quality independents within St Nicholas Market, and the surrounding streets.



UNIT 1A

Gross Frontage	19 ft 8 in	6 m
Net Frontage	19 ft 6 in	5.94 m
Internal Width	35 ft 10 in	10.94 m

Ground Floor Sales

646 ft²

60 m²

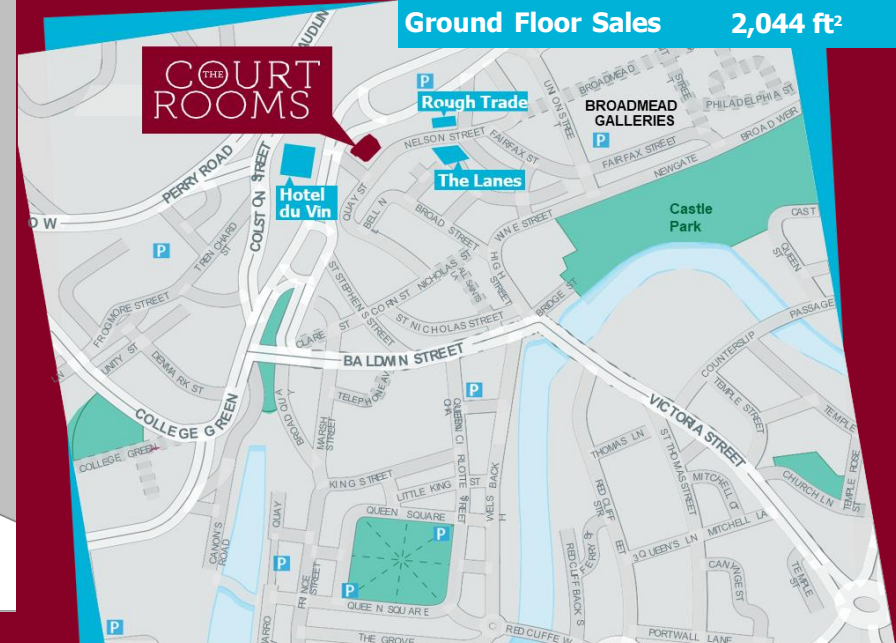
UNIT 1B

Gross Frontage	98 ft 6 in	30.03 m
Net Frontage	95 ft 10 in	29.23 m
Internal Width	41 ft 1 in	12.5 m

Ground Floor Sales

2,044 ft²

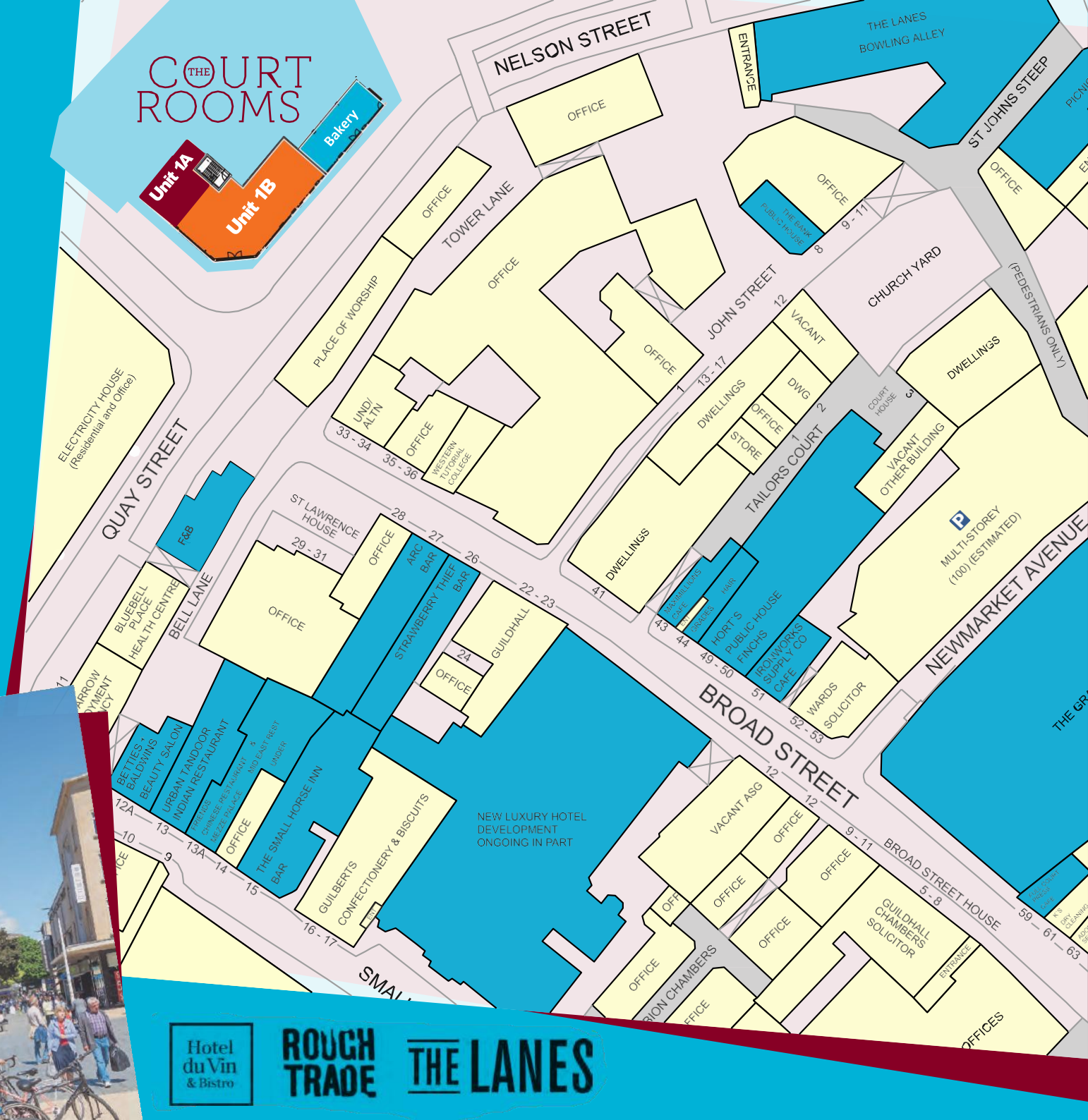
190 m²



A prime location in the heart of Bristol's leisure pitch.

Located on a prominent position on Nelson Street the property benefits from an excellent corner aspect amongst some of Bristol's best leisure operators.

Nelson Street has become the key link between the waterfront and the main retail centre, and now one of the more interesting mixed pitches in the city. Nearby occupiers include Rough Trade (record shop / bar /venue), The Lanes (bowling alley, bar, diner, venue) and Electric (venue and nightclub). Hotel Du Vin also sits in close proximity along with the new 5 star hotel development in the former Bristol Guildhall.



Hotel
du Vin
& Bistro

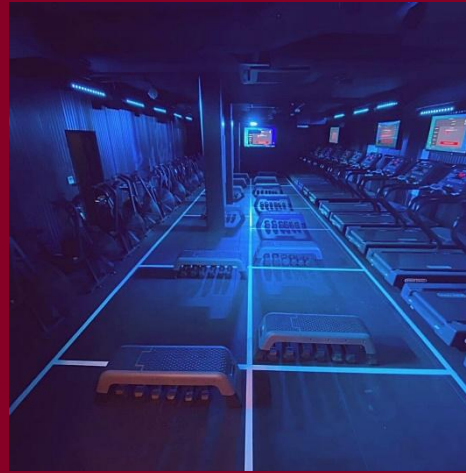
ROUGH TRADE

THE LANES

THE COURT ROOMS

NELSON STREET, BRISTOL

Retail spaces from 646 SqFt to 2,044 SqFt available to let in the heart of the city.



LEASE TERMS

The units are available on a new lease for a term of 10 years subject to 5 yearly upward only rent reviews.

RENT

Retail Unit 1: £37,000 per annum exclusive

Retail Unit 2: £15,000 per annum exclusive

BUSINESS RATES

The unit will need to be reassessed for rates upon completion/handover.

LEGAL COSTS

Each party to bear their own legal costs.

SUBJECT TO CONTRACT



**Hartnell
TaylorCook**

0117 923 9234
htc.uk.com

For more information please contact:

James Woodard
T: 0117 946 4502
E. james.woodard@htc.uk.com