TO LET



24 Bond Street Bristol, BS1 3LX

Prominent corner unit

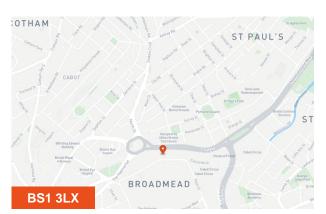
2,698 sq ft (250.65 sq m)

- Central location near to Cabot Circus, Broadmead, McDonalds and Primark
- Self-contained
- Class E use
- High footfall and traffic visibility

24 Bond Street, Bristol, BS1 3LX

Summary

Available Size	2,698 sq ft
Rent	£15,000 per annum
Rates Payable	£5,248 per annum
Rateable Value	£10,250
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own legal costs.
EPC Rating	D (91)





Bristol offers a resilient city centre which is ranked 12th in the national rankings, however, it is set to be transformed in the coming years with a number of proposed redevelopments including the former Debenhams and the Galleries Shopping Centre.

Situated on the outskirts of the Broadmead shopping area, Bond Street is one of the main arterial routes from the city centre to the M32 motorway. Nearby occupiers include McDonalds, Fabric Land, Art Club Coffee (coffee, clothes and plants), Nails Galore, Shotgun Hairdressers and Firewood Restaurant, together with a variety of other commercial users.

Also in close proximity are major employers the Bristol Royal Infirmary and Children's Hospital, School of Oral and Dental Sciences and the The National Eye Research Centre. The University of Bristol main campus is also just beyond, along with numerous student accommodation blocks.

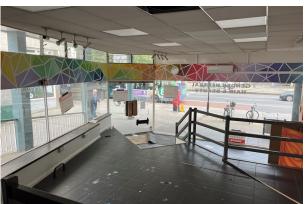
Description

The property comprises a retail unit arranged over ground, first and second floors.

Accommodation

The accommodation comprises the following approximate Net Internal areas:

Name	sq ft	sq m
Ground - Floor Sales	585	54.35
1st - Floor Office	1,034	96.06
2nd - Floor Office	1,079	100.24
Total	2,698	250.65





Viewing & Further Information

Rebecca Harries

07549 120664 rebecca.harries@htc.uk.com

Charlie Pooley

07919 057 756 | 07919 057 756 charlie.pooley@htc.uk.com

Spencer Wilson (ARC Retail)

07736 010 220

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract[] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness[] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor[] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees mus satisfy themselves independently as to the incidence of VAT in respect of any transaction] All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publicatior They have not been tested and we give no warranty as to the incidence or vertices or lessees in spectring properties that have been sold or withdrawn[] Unless expressly stated any intended purchasers or lessees or lessees independently as to the intending purchasers or lessees or lessees are or otherwise of any noxious substance. Generated on 26/03/2024







50 metres Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Map data

Experian Goad Plan Created: 28/09/2023 Created By: Hartnell Taylor Cook LLP

For more information on our products and services: www.experian.co.uk/business-products/goad | salesG@uk.experian.com