



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

## Summary

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

## Location

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.

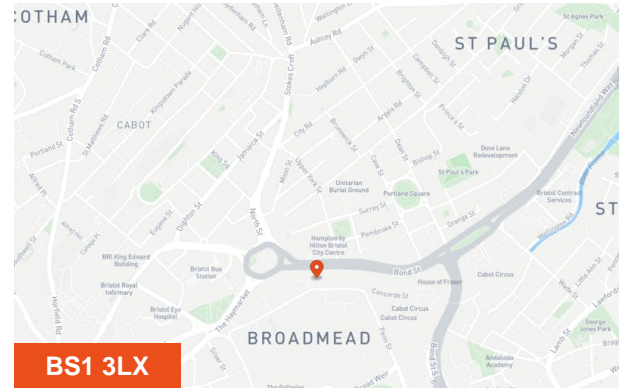
## Description

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
<b>Total</b>	<b>2,698</b>	<b>250.65</b>



## Viewing & Further Information

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50 metres

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