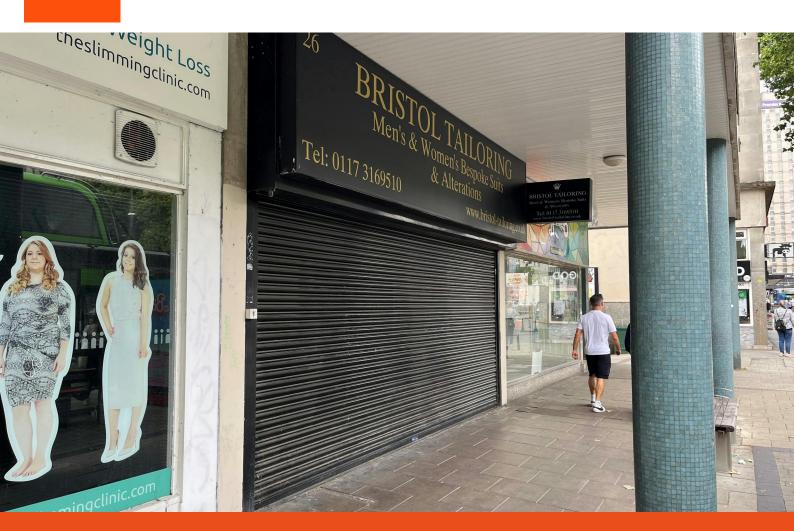


TO LET



26 Bond Street Bristol, BS1 3LX

Centrally located retail unit

1,469 sq ft (136.47 sq m)

- Near to Cabot Circus, Broadmead, Primark and McDonalds
- High footfall position
- Class E use

26 Bond Street, Bristol, BS1 3LX

Summary

| Available Size | 1,469 sq ft |
|----------------|---|
| Rent | £12,500 per annum |
| Rates Payable | £4,044.80 per annum |
| Rateable Value | £7,900 |
| VAT | All prices are quoted exclusive of VAT. |
| Legal Fees | Each party to bear their own legal costs incurred in the transaction. |
| Estate Charge | Upon Enquiry |
| EPC Rating | D (94) |

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.

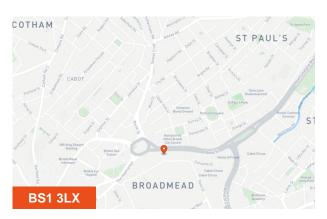
Description

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

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------|-------|--------|
| Ground - Sales | 880 | 81.75 |
| 1st - Storage | 558 | 51.84 |
| 2nd - Ancillary | 31 | 2.88 |
| Total | 1,469 | 136.47 |





Viewing & Further Information

Charlie Pooley

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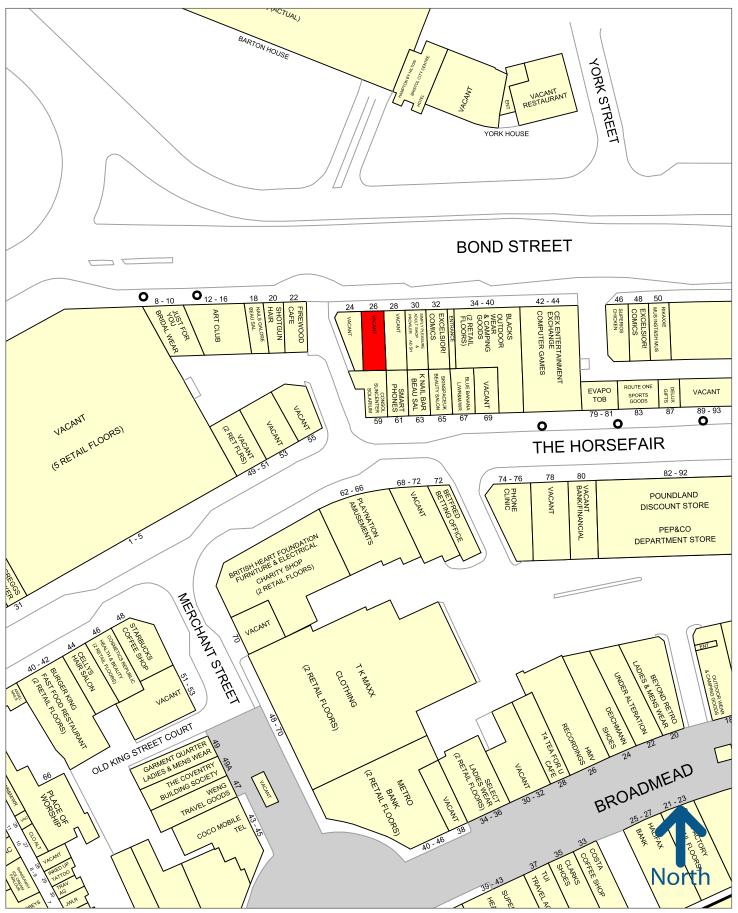
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Map data

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