



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

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.

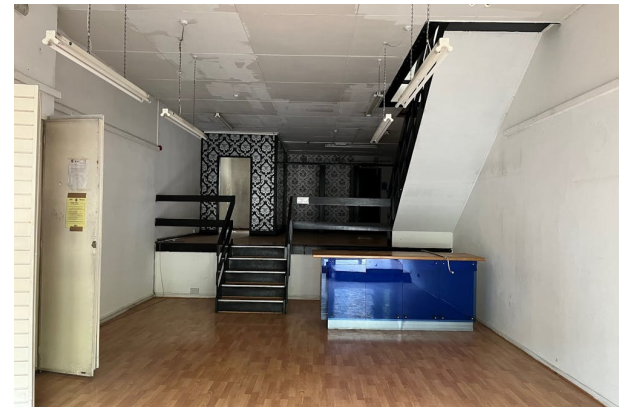
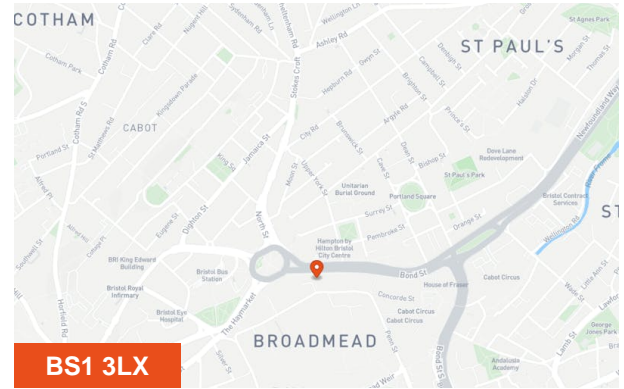
Description

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



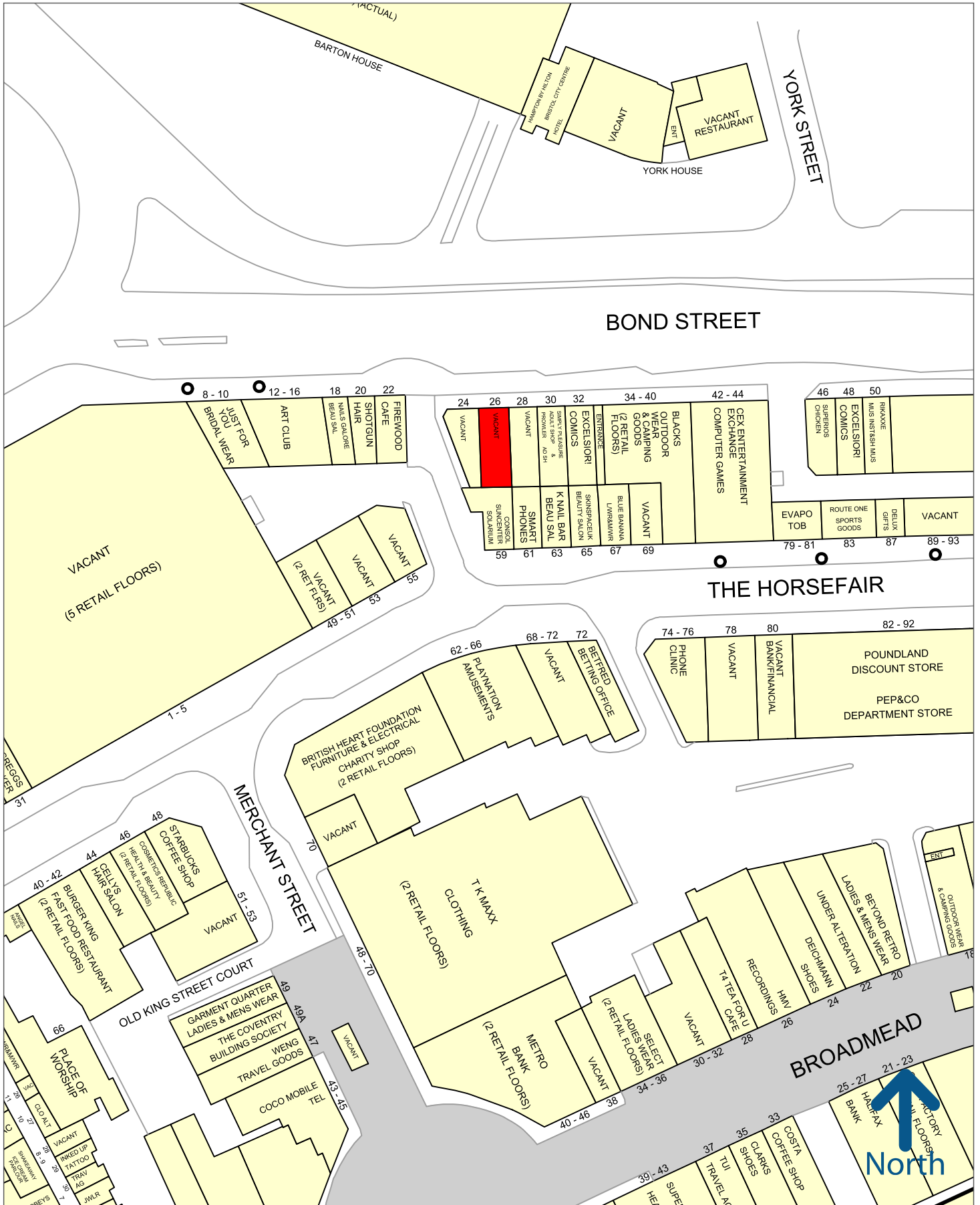
Viewing & Further Information

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50 metres

Experian Goad Plan Created: 28/09/2023

Created By: Hartnell Taylor Cook LLP



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