

CLASS E UNIT IN PRIME CITY CENTRE LOCATION

22 Park Row, City of Bristol, BS1 5LJ



- Ground floor retail shop/office space
- Prominent retail position on Park Row—next to Park Street, Perry Row and the BRI
- Approximately 405 sq ft (37.58 sq m) NIA
- Rent only £14,000 per annum, exclusive.
- Extremely low Business Rates. Full Business Rates relief may be available.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Well located between the BRI and just off the popular Park Street, 22 Park Row is surrounded by local businesses, offices and residential properties. A popular location for professionals and students.

DESCRIPTION

A glass fronted Use Class E premises on Park Row. The space briefly comprises a sales area to the front with a kitchenette, single W.C. and office space. The property carries painted plasterboard walls throughout with traditional cornicing and ceiling rose to the ceiling. The lighting is a mix of spotlighting and pendants through the sales area and rear of the property. The floor is finished with a walnut laminate effect vinyl. The property benefits from electric heating, water and an alarmed security system.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
TOTAL	405	37.58

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£14,000 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £6,600 from 1st April 2023. Tenants may benefit from small business rates relief.

VAT

All prices are exclusive of VAT, if applicable.

EPC

The property has an energy performance rating of C (60).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

May 2024



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