

CLASS E UNIT IN PRIME CITY CENTRE LOCATION

12 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 312 sq ft (28.99 sq m) NIA
- Rent only £12,000 per annum, exclusive.

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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 **BURSTON
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 rear kitchenette/store room and a single W.C. The property carries painted plasterboard walls throughout with traditional wooden floor boards. The lighting is a mix of spotlighting and recessed spotlights.

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
Ground floor Sales	253	23.47
Ground Floor Ancillary	59	5.52
TOTAL	312	28.99

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

£12,000 per annum, exclusive.

PLANNING

We have assumed that the unit benefits from its existing use as retail within Use Class E – therefore suitable for a wide range of uses.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £5,700 from 1st April 2024.
Tenants may benefit from small business rates relief.

VAT

All prices are exclusive of VAT. We understand the property is not VAT elected.

EPC

An EPC can be made available upon request.

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

April 2025



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