

TO LET

## GROUND FLOOR RETAIL UNIT 92.37 SQ M (994 SQ FT)

11 QUAY STREET, BRISTOL, BS1 2JL



- Ground floor retail unit
- Located on a prominent corner position between Quay Street and Small Street
- Car parking available by way of separate negotiation

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## LOCATION

The property is located on Quay Street in Bristol City Centre, a mixed used location comprising office, retail, restaurant and bar operators. The property is located a short distance from Bristol Crown Court and other occupiers nearby include The White Lion Public House, Betties and Baldwins hairdressers and Electricity House (Crest Nicholson) residential development.

## DESCRIPTION

- Ground floor retail unit providing largely open plan flexible accommodation.
- Located on a corner position between Quay Street and Small Street, in a busy location.
- Car parking available by way of separate negotiation.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

	Sq m	Sq ft
<b>Ground Floor</b>		
Reception Entrance	5.96	64
Sales/Office (1)	41.29	444
Sales/Office (2)	41.16	443
Kitchen	3.96	43
WC	-	-
<b>Total</b>	<b>92.37</b>	<b>994</b>



## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. The sale of the long leasehold interest may also be considered.

## RENT

£18,000 per annum exclusive.

## PLANNING

The premises has planning consent for A2 (Financial & Professional Services) under the Town & Country Planning (Use Classes) Order 1987.

## COSTS

Each party to bear their own legal costs incurred in the transaction.

## VAT

All prices are quoted exclusive of VAT whether or not chargeable.

## EPC

Energy Performance Certificate rating: D (84).

## CONTACT

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