

# RETAIL PREMISES TO LET

## St Augustine's Parade, Bristol

**alder king**

PROPERTY CONSULTANTS



### PROMINENT RETAIL PREMISES

**SUITABLE FOR A VARIETY OF USES  
SUBJECT TO PLANNING**

**17 St Augustine's Parade  
Bristol  
BS1 4UL**

**1,899 sq ft (176.4sq m) GIA**

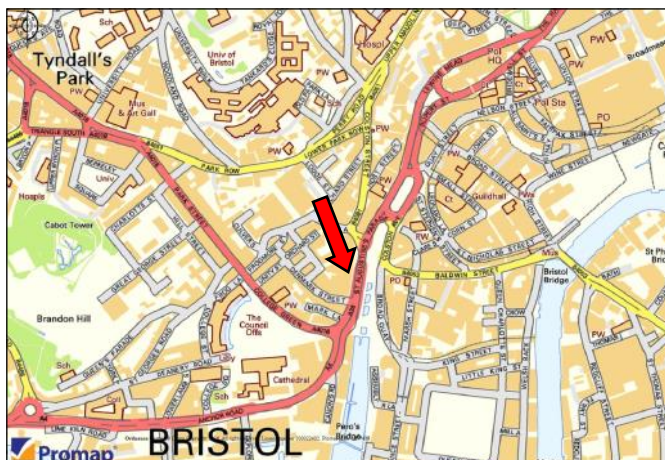


# 17 St Augustine's Parade, Bristol, BS1 4UL

## Location

The building is situated on St Augustine's Parade, which fronts The Centre and Broad Quay in the heart of Bristol City Centre. The property is approximately 1 mile from Bristol Temple Meads railway station. The property sits close to The Hippodrome Theatre.

Nearby occupiers include Pizza Hut, Boots, Greggs, Pieminister and Sainsbury's Local.



## Description

The property is a Grade II listed, mid-terrace building comprising of a retail unit to the ground floor and office accommodation to the upper floors.

The retail premises benefit from a timber framed shop front and have recently been refurbished throughout. The accommodation comprises an open plan sale area, with WC and kitchen facilities and a large storage area to the rear.

## Accommodation

Area	Sq ft	Sq m
Ground Floor	1,899	176.4
<b>TOTAL</b>	<b>1,899</b>	<b>176.4</b>

All measurements are approximate Gross Internal Areas.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We understand that the accommodation has planning consent for Use Class Sui Generis, and our clients are in the process of obtaining Use Class E. All interested parties should make their own enquiries to the Planning Department of Bristol City Council, Tel: 0117 922 3000.

## Lease

The accommodation is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

## Quoting Rent

£29,000 per annum exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

According to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has a rateable value of:

Description: Shop & Premises  
Rateable Value (2017 List): £17,250

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The building is Grade II listed therefore an EPC is not required.

## Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

**alder king**

PROPERTY CONSULTANTS

# 17 St Augustine's Parade, Bristol, BS1 4UL

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012).

The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price.

We recommend that the prospective tenants/purchasers establish the implications before entering in to any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

Pembroke House  
15 Pembroke Road  
Clifton  
Bristol BS8 3BA

[www.alderking.com](http://www.alderking.com)

**Rebecca Harries**

0117 317 1086

[rharries@alderking.com](mailto:rharries@alderking.com)

**Ref:** RH/0164/93441

**Date:** April 2021

**alder king**

PROPERTY CONSULTANTS