

CLASS E UNIT TO LET

54 & 54A PARK STREET

BRISTOL BS1 5JN

54A NOW UNDER OFFER



Key Highlights

- Park Street is a vibrant all day / evening trading pitch with a mix of local, regional and national retailers, bars and cafes.
- The premises are located on the 'sunny-side' of Park Street between Charlotte Street and Great George Street.
- Situated amongst popular independent businesses, including Mrs Pott's Chocolate House and Gather, a Scandi-style cafe, and opposite Nandos and Billabong.
- 54a Park Street is now under offer to a Class A1 retail user, opening Summer 2025.
- 54 Park Street available Q4 2025.

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Location

Located in the middle section of Park Street, amongst a range of leisure and retail occupiers, including Taste of Napoli, Gin & Juice, and Cass Art.

NAME	SQ FT	SQ M	RENT (PAX)	AVAILABILITY
Ground 54 Park St (RHS)	903	83.89	£39,250	Q4 2025
Ground 54a Park St (LHS)	667	61.97	£26,500	Q4 2025

Description

The available premises previously traded as a 'Class A3' restaurant/takeaway and could suit a similar user. An extraction route can be agreed, should an ingoing tenant need to install ducting.

Specification & Handover

54 Park Street (right hand premises) is available in enhanced shell specification with handover scheduled for roughly October 2025.

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SUMMARY

Available Size

Where stated, floor areas are approximate gross internal floor areas.

Rent

Where quoted, rent is payable quarterly in advance and excludes Service Charge, Buildings Insurance, Business Rates, VAT and all other occupational costs.

Business Rates

Rateable Value may be reassessed following completion of the development works. Interested parties are advised to discuss with the local Ratings Authority if further information is required.

Service Charge

There will be an annual Service Charge to cover a proportion of maintenance and management of the building. Please contact the Leasing Agents to discuss further.

VAT

Applicable.

Legal Fees

Each party to bear their own costs.

EPC Rating

Upon enquiry.

CONTACT

For further information please contact:

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