

16 PARK STREET

BRISTOL BS1 5HR



Key Highlights

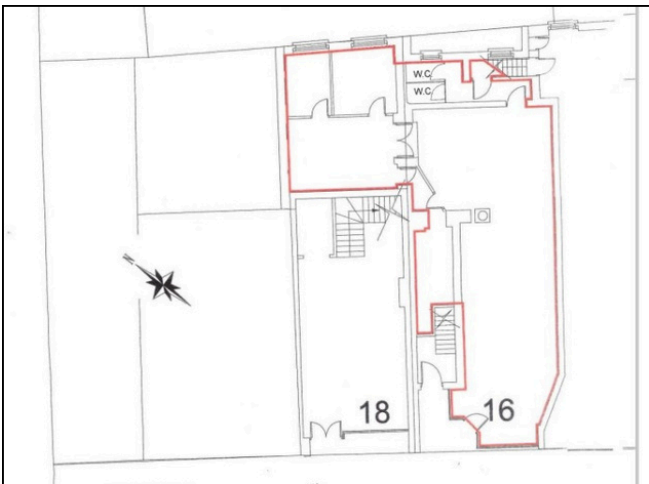
- Bristol is the largest city in the southwest with a population of over 450,000 people.
- Park Street is a vibrant all day/evening trading pitch with an exciting mix of local, regional and international brands.
- Prominently positioned at the foot of Park Street, the premises sit adjacent to Carhartt and close to Banksy's famous 'Well Hung Lover' artwork and the leisure attractions and Council Offices at College Green.
- Notable occupiers trading within 100 metres include Bristol pizza institution, Pizzarova, Wok to Walk, Sobeys Vintage, We are Cow & Cass Art. Gails Bakery, Swoon Ice Cream, Costa Coffee, Insomnia Cookies and Tesco all trade facing College Green. Patagonia, Finisterre, Vivobarefoot, Socktopus, Rip Curl and Nudie Jeans trade on Park Street, with Blank Street Coffee rumoured to be opening soon.
- The premises are arranged over ground floor only and may suit retail or food & beverage use, subject to securing the necessary consents.
- No VAT payable on rent.

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Available Size

1,134 sq ft

Accommodation

NAME	SQ FT	SQ M
Ground - Retail / Front of House	762	70.79
Ground - Staff / Storage	372	34.56
Total	1,134	105.35

Tenure

The premises are available, subject to vacant possession, by way of a new Lease on terms to be agreed. Please contact the Letting Agent to discuss your requirements.

Description

The premises most recently traded as a hair salon for over 10 years and sit within a multi-let building. We understand that gas, electric, water and drainage are all available at the property and that rear venting and/or extraction may be achievable - interested parties should discuss with the agents and satisfy themselves as to connections and specifications.

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SUMMARY

Rent

£38,500 payable quarterly in advance excluding Service Charge, Building Insurance, Business Rates, VAT and all other occupational costs.

Business Rates

£28,250 (April 2026)

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

Not applicable.

Legal Fees

Each party to bear their own costs.

EPC Rating

B(35)

CONTACT

For further information please contact:

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