

TO LET

BRISTOL

42 Park Street

Newly Refurbished



Key Highlights

- Park Street provides a vibrant mix of local, regional, and national retailers, bars and cafes. The street benefits from strong commuter, shopper and student footfall.
- The premises have been newly refurbished to an enhanced shell specification, ready for the ingoing occupier's fit out.
- Nearby and adjacent occupiers include **Wok To Walk**, **Nando's**, **Cass Art** and **The Futon Company**. Popular café/cocktail bar **Gin & Juice** has recently opened opposite.
- We understand that the premises benefit from the new Class E planning consent which permits a broad range of uses, from retail to restaurant, gyms to office.
- Arranged over ground and basement level.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation

The premises offer the following approximate net internal floor areas:

Ground Floor	137.7 sq m	1,483 sq ft
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Sales:		
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Ground Floor	3.3 sq m	36 sq ft
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Ancillary:		
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Basement:	62.3 sq m	671 sq ft

Rent

£36,500 pax

Tenure

Available by way of a new effectively full repairing and insuring lease, on terms to be agreed.

Rates

Rateable Value: £32,000
UBR : 49.9

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

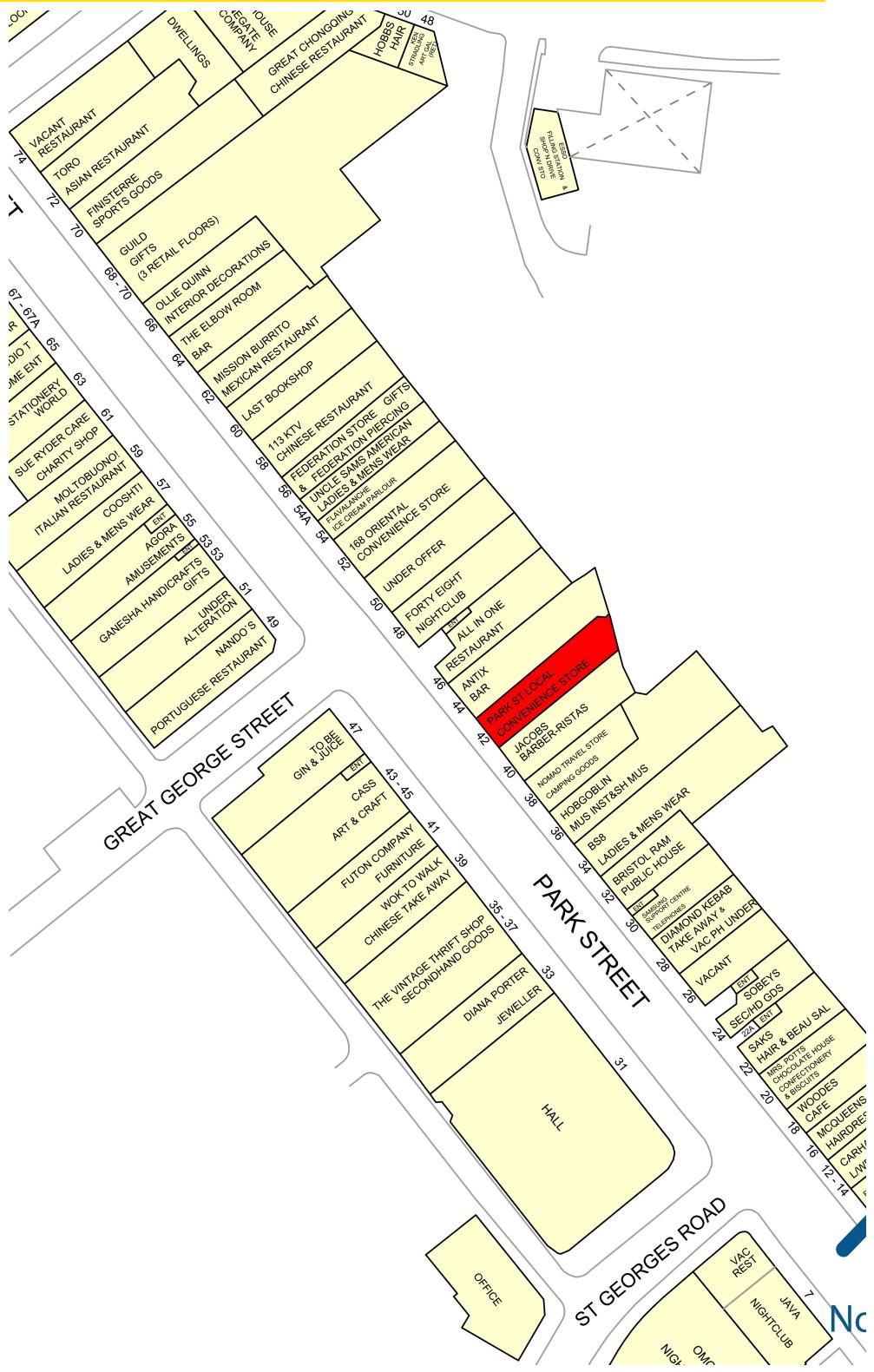
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

E (116)

Further Information & Viewing

Upon request and by appointment with
Savills



Contact

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