Hartnell Taylor Cook

TO LET



80 Park Street

Bristol, BS1 5LA

Prime Retail Unit on Established Pitch

2,340 sq ft

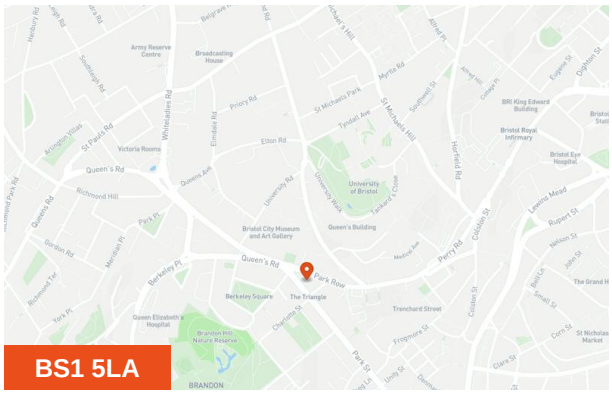
(217.39 sq m)

- High footfall location near the University of Bristol, The Triangle and Bristol Museum
- Nearby occupiers include Blank Street, Patagonia, Jimmy Fairly, Ace & Tate, Finisterre and Vivobarefoot.
- Avaliable on a new lease

80 Park Street, Bristol, BS1 5LA

Summary

Available Size	2,340 sq ft
Rent	£58,500 per sq ft
Rates Payable	£15,228 per annum
Rateable Value	£35,250
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)



Description

The property comprises ground floor sales with ancillary accommodation at basement level. It occupies a prominent position on one of Bristol's most established retail and leisure thoroughfares, benefiting from strong year round footfall and excellent visibility.



Location

Park Street is a popular and well established trading locations linking Clifton to the north with Bristol city centre to the south. The street is renowned for its vibrant and diverse mix of independent and boutique retailers, bars, cafés and restaurants, creating a lively and attractive destination throughout the day and into the evening. The location benefits from a strong surrounding catchment, with a significant presence of office occupiers, students and local residents, alongside regular pedestrian and visitor footfall.

Nearby occupiers to the subject unit include Blank Street, Finisterre, Patagonia, Jimmy Fairly and Vivobarefoot.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,275	118.45	Available
Basement - Ancillary	1,065	98.94	Available
Total	**2,340**	**217.39**	

Viewings

Strictly by prior appointment only.

Viewing & Further Information

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Bristol - Queens Road (80 PS)

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Ordnance Survey

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