



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



SHOP TO LET SUITABLE FOR VARIOUS USES

**6/8 ST NICHOLAS STREET,
BRISTOL
BS1 1UQ**

Location

The property comprises a ground floor shop/customer area with basement level ancillary space. It is situated on St Nicholas Street, in Bristol city centre, close to its junction with High Street and St Nicholas Market.

St Nicholas Street runs adjacent to Baldwin Street and connects with the prime restaurant pitch of Corn Street.

The premises are adjacent to an established restaurant called **Chomp** and nearby venues include **Slug & Lettuce**, **The Old Fish Market**, **Seamus O'Donnells** and **The Mother's Ruin**.

Accommodation

The property comprises the following approximate floor areas:

Ground Floor	121.09 sq m	(1,303 sq ft)
Basement Ancillary	75.9 sq m	(817 sq ft)

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Use

The premises has consent for an A1 use, but could be used for alternative uses, such as bar/restaurant, offices or gym, subject to planning.

Rent

Rental offers for the whole are sought in the region of £25,000 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

Rateable Value	£24,000
Rate in £	49.1p
Rates Payable (2019/20)	£11,784

The property would qualify for Retail Rates Relief, subject to status, Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

EPC Rating

The property has an EPC rating of D-85. A copy of the report is available on request.

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

Viewing:

Strictly by appointment:-

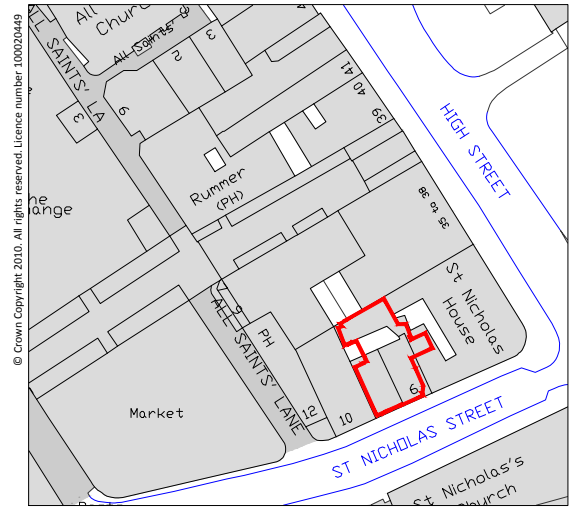
Russell Power – Rowley Hughes Thompson

DD: 0117 970 7536

Email: russp@rhtretail.co.uk

Date prepared: September 2019. All transactions are stated exclusive of VAT. Subject to Contract.

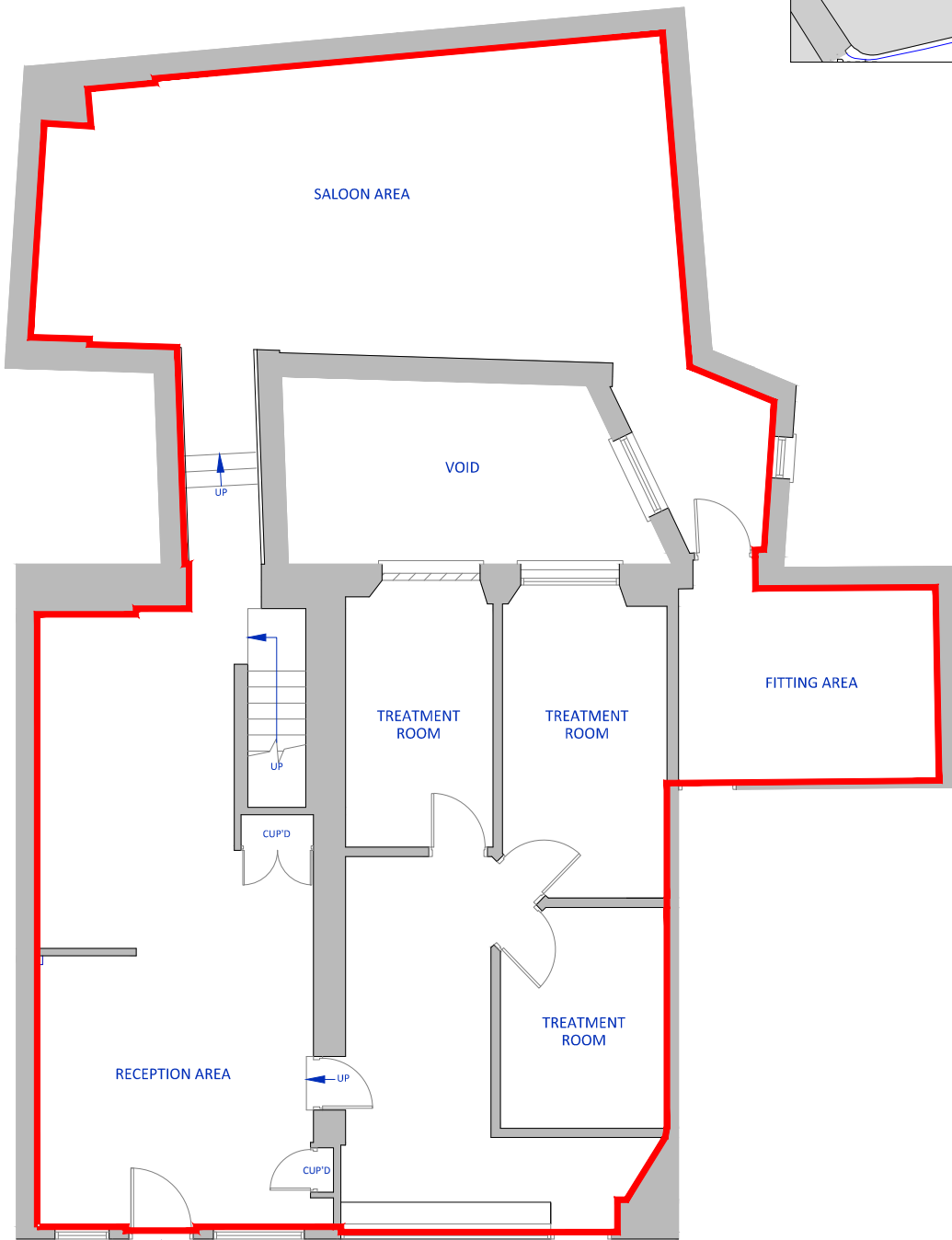
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LOCATION PLAN
SCALE 1:1250



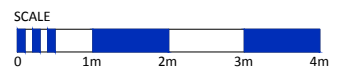
PLEASE NOTE - A4 PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



NO.6-8
ENTRANCE


ST NICHOLAS STREET

GROUND
FLOOR



NORTH

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client	address 6 - 8 ST NICHOLAS STREET BRISTOL BS1 1UQ	location GROUND FLOOR LEASE PLAN	date 03/11/2012	scale 1:100	sheet A4	 Plan-Bristol Centre Gate, Colston Avenue, Bristol, BS1 4TR T: 0845 2261060 E: surveys@plan-bristol.com
			dwg. no. PB5172-02	revision		