

4 College House, 35 College Green, Bristol, Somerset, BS1 5SP

Retail Unit To Let

Location

The property is situated on College Green, close to the lower end of Park Street, in a prominent trading position. Park Street has a number of cafe's, bars and restaurants. Nearby occupiers include Tesco Express, HSBC Bank, Swoon and Fopp.

Accommodation

The premises provide the following approximate net internal floor areas:

Floor / Unit	Size	Availability
Ground	1,038 sq ft	Available
Basement	995 sq ft	Available

Terms

The property is available by way of a new Full Repairing and Insuring lease with terms to be agreed.

Rent

£36,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £13,771.25 per sq ft

(based upon Rateable Value: £28,750 and UBR: 47.9p)

Interested parties should make their own enquiries from the Local Authority to verify this information.

Service Charge

Information available on request

EPC

This property has been graded as 87 D.



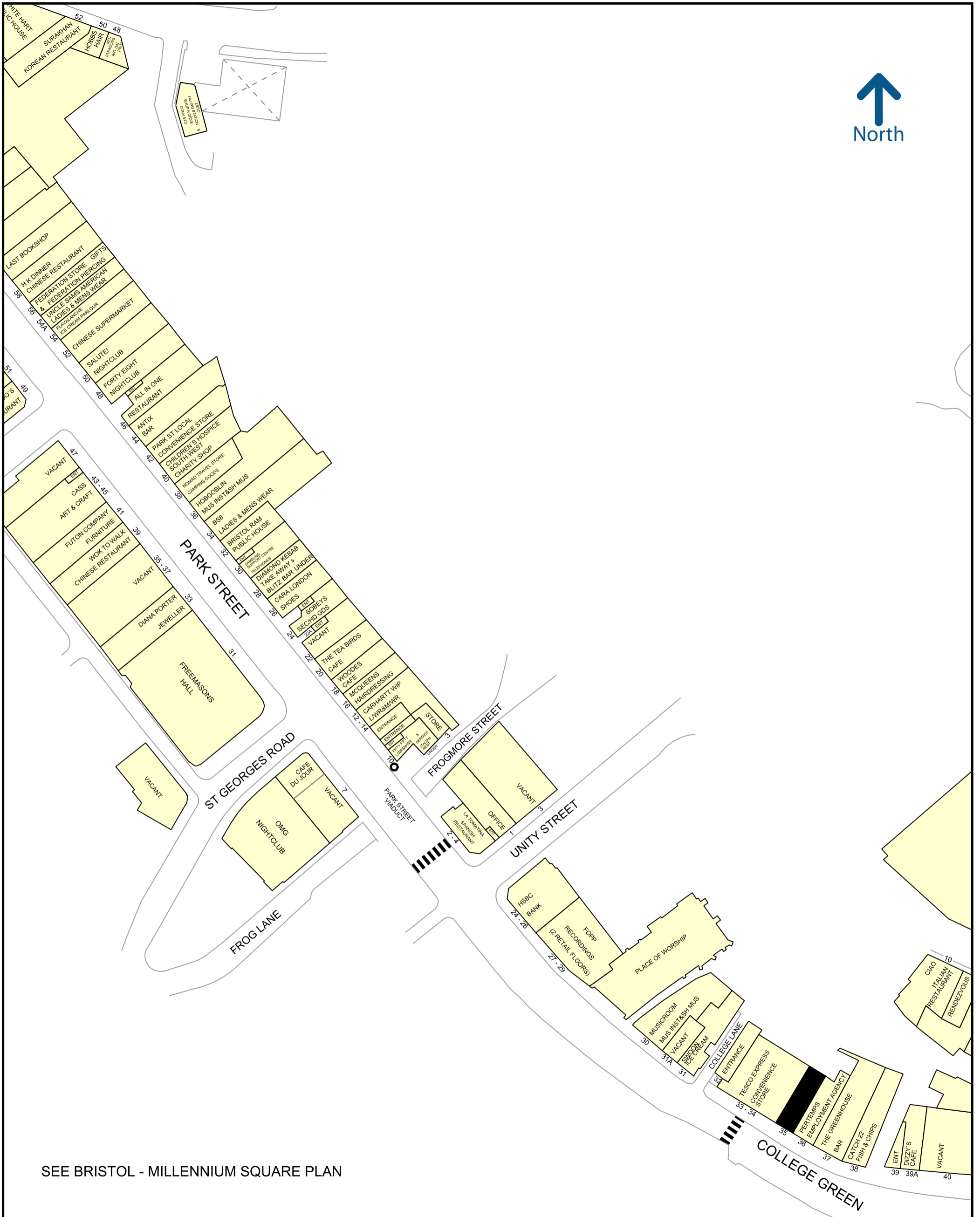
Viewing & Further Information

Viewing is strictly by appointment with:

Will Duckworth

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50 metres

Experian Goad Plan Created: 30/11/2016
Created By: Jones Lang LaSalle Ltd

