



Unit 3, Prudential Buildings Wine Street, Bristol, BS1 2PH

TO LET

**GROUND FLOOR RETAIL UNIT
464 sq ft (43.11 sq m)**

- + Prominent position
- + Return frontage
- + Sui generis planning use

029 2081 1581

LOCATION

Prudential Buildings is situated in a prominent position in the heart of Bristol city centre on the corner of Wine Street and The Pithay. Cabot Circus, Broadmead and the Galleries shopping centre are all within a 2 minute walk.

In addition, a wide range of restaurants and bars are in close proximity centering around Corn Street.

Notable occupiers in close proximity include Tesco Express, Starbucks coffee and Leeds Building Society.

DESCRIPTION

The property comprises a ground floor retail unit benefitting from a return frontage onto The Pithay.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales 464 sq ft | (43.11 sq m)

TENURE

The property is currently held on a full repairing and insuring lease expiring on the 10th February 2023 with a passing rent of £22,500 per annum.

The property is available by way of an assignment of the existing lease or a sublease.

Additionally, subject to covenant strength, the landlord would consider granting a new lease on terms to be agreed.

USE

The property benefits from Sui Generis (bookmakers) planning use.

There is potential for alternative uses subject to planning consent.

VAT

We understand that the property has been elected for VAT and will be charged where applicable.

RENT

£22,500 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £21,500 and the rates payable for year ending March 2021 is £10,728.50.

Interested parties should make their own enquiries with the Local Authority.

EPC**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn
 Email: david@emanuel-jones.co.uk
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



April 2020

Unit 3 Prudential Buildings,
 Wine Street, Bristol, BS1 2PH

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.