

39-40 High Street

Bristol, BS1 2AT



To Let Leasehold Rental Offers Invited - Whole/Part Sole Letting Agent

- Prominent four storey premises in Bristol city centre
- Located in the Old City district just off St Nicholas' Market and Corn Street
- Ground & basement GIA totaling circa 1,700 sq ft
- First, second and third floor GIA totaling circa 1,600 sq ft
- Alternate use opportunity subject to obtaining the necessary consents

39-40 High Street

Bristol, BS1 2AT

**To Let Leasehold
Rental Offers Invited - Whole/Part
Sole Letting Agent**



Location

Bristol is a large city in the south west of England located approximately 13 miles north west of Bath with a population of circa 700,000 residents. 39-40 High Street is located in the Old City district just off Corn Street and adjoining the vibrant St Nicholas Market comprising a unique mix of independent operators. 39-40 High Street is also located opposite the former Bank of England and associated buildings which forms part of St Mary le Port. Planning consent has recently been granted for the redevelopment of this area featuring a new office, retail and leisure scheme. Bristol Temple Meads is situated approximately half a mile away.

Accommodation

39-40 High Street is a four storey mid-terrace property of stone construction with a parapet wall. The ground floor comprises an 'L' shaped bar area with basement ancillary including a cellar, store room, staff WC and other stores. The building also comprises a lift which is currently not in use. The upper accommodation comprises nine rooms split equally across first, second and third floors which were formerly used as offices.

The estimated floor areas (GIA) are:

Basement: 920 sq ft

Ground Floor: 790 sq ft

First Floor: 560 sq ft

Second Floor: 560 sq ft

Third Floor: 560 sq ft

The property sits on a plot of circa 0.04 of an acre.

39-40 High Street is a rare opportunity to acquire a leasehold property in Bristol city centre. The property has the ability to be let whole or in part. Licensed operators, restaurateurs and hoteliers are likely to be interested as well as businesses seeking centrally located office space in Bristol.



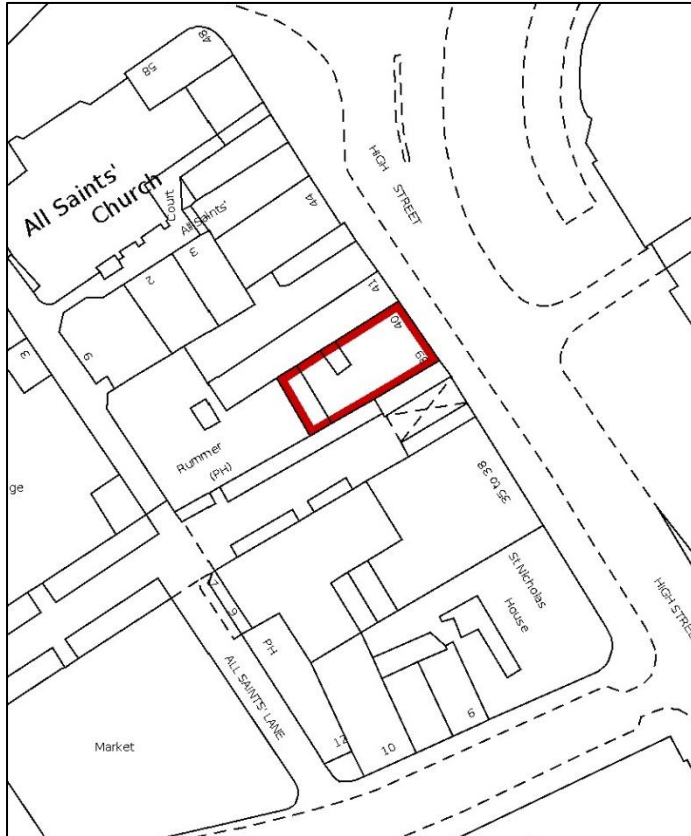
01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

39-40 High Street

Bristol, BS1 2AT

To Let Leasehold
Rental Offers Invited - Whole/Part
Sole Letting Agent



General Information

Rating

The current Rateable Value is assessed at £9,900.

Licences

The property has formerly operated as a bar on the ground floor and basement.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises are currently closed for trading.

Tenure

The premises has the ability to be let whole or in part and is available by way of a new lease/s at a rent and terms to be agreed subject to landlord's consent. Rental incentives will be considered.

Energy Performance Certificate

An EPC has been requested.

VAT

VAT may be applicable on the letting of this property.

Legal Costs

All parties will cover their own legal costs.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any purchaser/tenant to provide proof of identity along with any other required documents.



01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

39-40 High Street

Bristol, BS1 2AT

To Let Leasehold
Rental Offers Invited - Whole/Part
Sole Letting Agent



Agent Details

For further details please contact



Charlie Noad
Surveyor, Bath



07780599698



charlie@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers 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 item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX

bath@jamesabaker.co.uk www.jamesabaker.co.uk

Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133