

PRIME COMMERCIAL UNITS TO LET IN BRISTOL CITY CENTRE

12 - 18 Stokes Croft And 2 Moon Street Bristol BS1 3PR



- Newly Constructed Class E Units—Suitable for a variety of commercial uses
- Forming the ground floor of stunning new 184 bed student accommodation development
- Excellent opportunity for retail / café / yoga / office / medical etc!
- 3 units available from 690 sq ft to 2,653 sq ft - can be let individually or as a whole with total approximate area of 5,406 sq ft (GIA)
- Excellent location in the heart of Bristol city centre

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Stokes Croft Area, within Bristol city centre. Cabot Circus shopping centre is approximately 420m southeast of the subject providing extensive shopping and leisure facilities. The immediate surrounding area is a mix of other commercial uses including; retail, offices, light industrial and licensed / restaurant / takeaway uses, together with residential being a mix of residential and student housing. Stokes Croft offers a vibrant night life in the inner-city area of Bristol and is known as a centre of art, music, and independent shops in Bristol. BIMM Institute Bristol is part of BIMM University is located immediately to the rear of the property.

DESCRIPTION

The units form part of an exciting new Student Living building, comprising 184 beds. The units themselves form the street fronting ground floor of the building and will be provided in shell can core condition ready for tenant fit out. They have large glazed frontages with pedestrian access doors. The units can be taken individually or combined to provide a large variety of floor areas to suite different occupational requirements. The units are suitable for multiple uses within Use Class E, including retail, office, gym, café, and medical use.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the units will have an approximate gross internal floor area as follows:

Unit	Sq ft GIA	Sq M GIA
1	690 sq ft	64.1 sq m
2	2,653 sq ft	246.5 sq m
3	2,063 sq ft	191.7 sq m
Total	5,406 sq ft	502.3 sq m

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Upon application.

PLANNING

We understand the units will benefit from Use Class E.

BUSINESS RATES

The units will require new, separate business rates assessments when completed.





EPC

The units will require a new EPC assessment when completed.

VAT

We have been advised that the property is elected for VAT.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS and Charlotte Bjoroy

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

