

GROUND FLOOR CLASS E RETAIL—TO LET

20 Stokes Croft, St Paul's, Bristol, BS1 3PR



- Superb retail unit in highly prominent city centre location
- Approximately 1,824 sq ft (169.48 sq m)
- Suitable for either retail, office, café or restaurant occupiers
- Excellent city centre location in heart of Stokes Croft

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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LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

The property offers a glazed frontage and benefits from an open plan sales area with rear kitchenette, storage and a single W.C. The property has been finished offering an urban feel, with painted brick walls, exposed lighting and a painted concrete floor. In terms of services, the property benefits from air conditioning, electricity and water.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground floor	1,824	169.48
TOTAL	1,824	169.48

TENURE

The property is available to let by way of a new full effectively full repairing and insuring lease, the terms of which are to be agreed

RENT

The quoting rent is £55,000 per annum

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has the following designation:

Rateable Value: £34,500
Rates Payable (as of April 2026): £13,179

All parties are advised to make their own enquiries.



EPC

The property has an energy performance rating of B (43).

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJOROY BArch
Tel: 0117 934 9977
Email: Charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

June 2026

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