

**alder king**

PROPERTY CONSULTANTS

Practice  
9663298

**TO LET**

# 66 East Street

Bedminster, Bristol BS3 4HD

Two Ground Floor Commercial Units  
656 sq ft – 4,456 sq ft GIA



# Location

66 East Street is situated in the south Bristol suburb of Bedminster approximately 0.5 miles from Bristol City Centre. The property is located on the corner of pedestrianised Essex Street and East Street which is a bus only route.

East Street is the traditional shopping street in Bedminster and is anchored at its northern end by an ASDA Superstore.

The area surrounding East Street is currently undergoing a period of change with a number of new residential developments underway. Known as 'Bedminster Green', the development area is made up of five sites that are being developed for housing and community spaces.

**M32**



**2.5 miles southeast**

**M5**



**7.5 miles northwest**

**Bristol City Centre**



**0.5 mile**



# Accommodation

## Description

This brand new development will provide 50 residential units to the upper floors and two ground floor commercial units. The property is currently under construction, aiming to be complete by the end of 2023.

## Accommodation

The ground floor units will be finished to a shell and core specification with capped services.

Unit 1 is a corner unit which will be fully glazed on two elevations with access onto both East Street and Essex Street. Unit 2 is a smaller unit to the rear, fronting Essex Street.

## Services

We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Unit 1	4,456	413.97
Unit 2	656	60.94
<b>TOTAL</b>	<b>5,112</b>	<b>474.92</b>

**Shell  
specification**



**High street  
location**



**Glazed  
shopfront**



**Currently under  
refurbishment**



**Retail**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for Class E use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

Tel: 0117 922 3000 or [www.Bristol.gov.uk](http://www.Bristol.gov.uk)

## Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease

The property is available on a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £15 per sq ft per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

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**AK Ref:** RH/96520

**Date:** January 2023

**Subject to Contract**



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.