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PROPERTY CONSULTANTS

TO LET (MAY SELL)

66 East Street

Bedminster, Bristol BS3 4HD

Two ground floor commercial units

Unit 1 – 4,063 sq ft
Unit 2 – 659 sq ft



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/taxi 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
The property has recently been completed and comprises two brand new ground floor commercial units with 50 residential units to the upper floors.

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.

Accommodation
Unit 1 is the larger of the two units and fronts East Street. The unit is fully glazed on two elevations with access onto both East Street and Essex Street.

Unit 2 is located to the rear of the development and is accessed via Essex Street.

The units are offered in a developer shell and core specification with capped services.

Area	Sq ft	Sq m
Unit 1 - **UNDER OFFER**	4,063	377
Unit 2	659	61
TOTAL	**4,722**	**438**

Shell specification

High street location

Retail

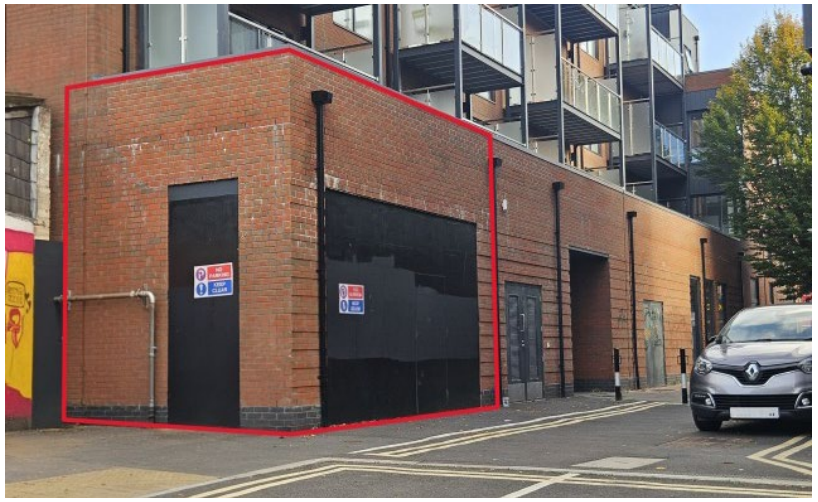
Healthcare

Professional services

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Unit 1 – East Street



Unit 2 – Essex Street

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

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.**

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**

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants/purchasers 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.

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

Alternatively, consideration may be given to the disposal of the long leasehold interest.

Quoting Rent
£15 per sq ft per annum exclusive of VAT.

Quoting Price
£220 per sq ft exclusive.

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.

Viewing Arrangements

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

Alder King Property Consultants
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15 Pembroke Road
Clifton
Bristol
BS8 3BA

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AK Ref: TWD/SC/96520
Date: November 2026
Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 adv ce from a specialist source.