alder king
PROPERTY CONSULTANTS

# TO LET

# 38 Corn Street

Bristol BS1 1HQ

Attractive ground floor retail unit in high footfall location – 1,521 sq ft net approx.
Confidential Disposal – Staff Unaware

# Location

The property is located within the centre of Bristol, on Corn Street, which is known as the historic heart of commerce for the city.  It is now well regarded for its rich blend of trading history and vibrant modern atmosphere.

The property enjoys a highly prominent position on Corn Street and benefits from a high footfall.  Corn Street itself has seen a transformation in recent years, with a number of F&B and Leisure operators moving on the street, improving the offering.  These include Flight Club, Flat Iron Steak, Mowgli, and Franco Manca.

**M32**

**1 mile north-east**

**Bristol Bus Station**

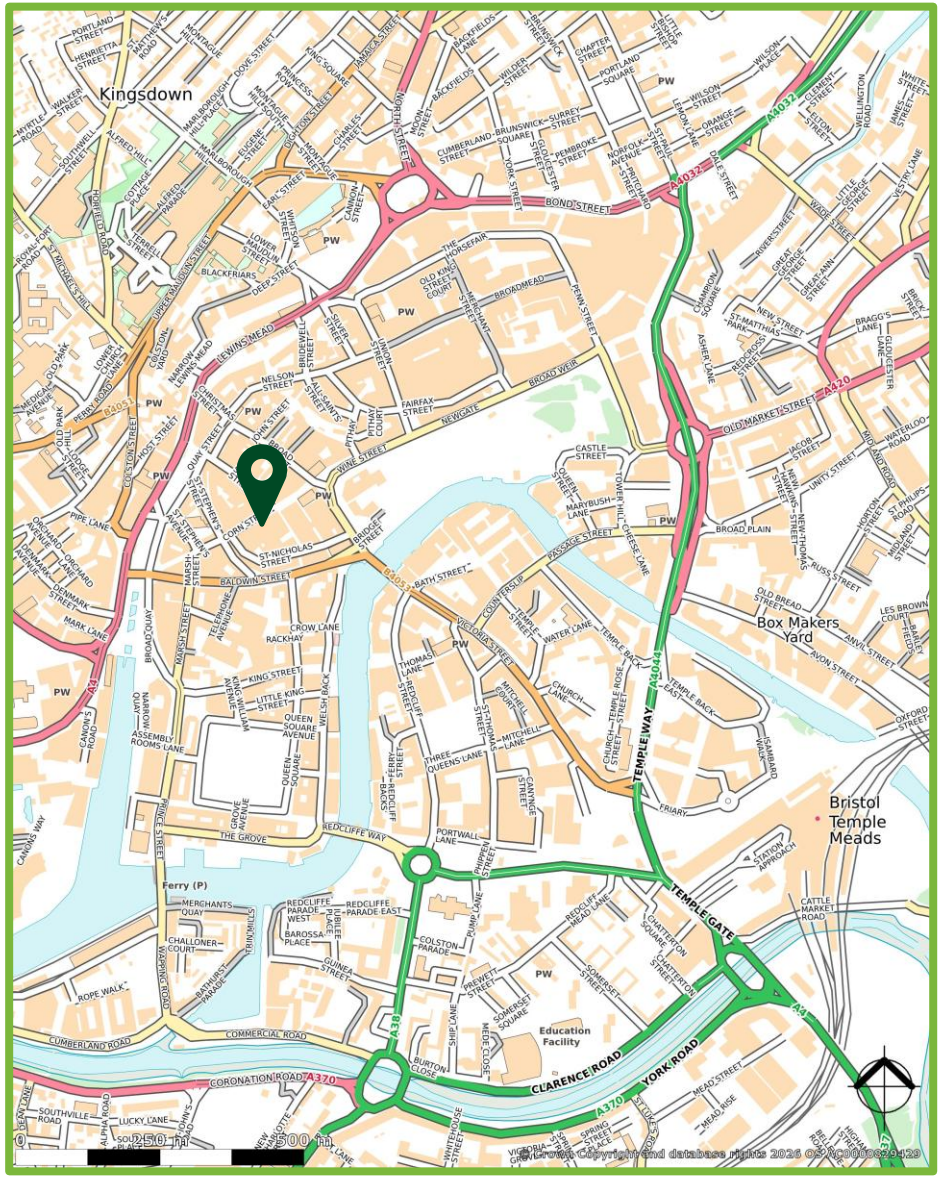
**0.5 mile**

**Bristol Temple Meads**

**1 mile**

**Cabot Circus**

**0.5 mile**



# Accommodation

**Description**
This ground floor commercial unit enjoys a prominent position on Corn Street and benefits from a large footfall. The accommodation is arranged over ground floor with ancillary space at basement level.

**Please note that the staff are unaware of the impending disposal and all viewings are strictly by appointment only.**

**Services**
We are advised that all 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 the state and condition of such items.

| Area | sq ft | sq m |
|---|---|---|
| Basement | 434 | 40.31 |
| Ground floor | 1,087 | 101.3 |
| **TOTAL** | **1,521** | **141.61** |

**Glazed shopfront**

**Shell specification**

**High street frontage**

**Recessed lighting**

**WC facilities**

# 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.
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.

**Code for Leasing**
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

**Energy Performance Certificate**
An EPC will be commissioned and made available for inspection.

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

**Rent**
The property is offered to let at a quoting rent of £35,000 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. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

**AML**
A successful tenant will be required to provide relevant information to satisfy 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:** TWD/102262 **Date:** February 2026 **Subject to Contract**

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COMMERCIAL AGENCY | INVESTMENT | BUILDING SERVICES | PLANNING | RESIDENTIAL DEVELOPMENT | PROFESSIONAL SERVICES | MANAGEMENT SERVICES | ASSET RECOVERY

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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.