



**TO LET**

# Campbell House

Whitson Street, Bristol, BS1 2LX

Ground floor commercial unit – 1,201 sq ft net approx.

# Location

The property forms part of Unite's Campbell House development in central Bristol.

Campbell House is located on Whitson Street, immediately north of Broadmead shopping area. Campbell House will consist of three accommodation blocks around a central courtyard, providing 430 student bedrooms and amenity space.

The property is situated opposite Bristol's Central Bus Station and opposite the White Hart public house. The property is located on ground floor level of the student residential building and benefits from its own entrance.



**M32**



**1 mile southeast**

**Temple Meads**



**2 miles**

**Bus Station**



**100 ft**

# Location



# Accommodation

## Description

The property comprises a newly constructed self-contained retail unit forming part of Unite's Campbell House development in central Bristol.

Offered to a standard developer shell specification the unit comprises an open plan retail area along with two smaller rooms. Glazing has been installed to the elevation fronting Whitson Street.

## Services

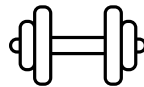
We are advised that main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to their state, condition and suitability.

Area	Sq ft	Sq m
Ground Floor Unit	1,201	111.6
<b>TOTAL</b>	<b>1,201</b>	<b>111.6</b>

**Retail**



**Fitness**



**Glazed  
shopfront**



**Shell  
specification**



**Residential  
Development**



# Planning | Rates | EPC | Terms

## **Planning**

We are advised that the accommodation has planning consent for A1, A2, B1, D1 and D2 use but any occupier should make their own enquiries to the Planning Department of Bristol City Council, 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 £25 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. 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 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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[www.alderking.com](http://www.alderking.com)

**AK Ref:** 98019  
January 2024  
**Subject to Contract**

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## Important Notice

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### 2. Misrepresentation Act 1967

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### 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 advice from a specialist source.