

# MARKETING REPORT

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The Assembly, 110-112 East Street,  
Bedminster, Bristol. BS3 4EY

MAGGS  
& ALLEN



### **Marketing Report For:**

The Assembly, 110-112 East Street, Bedminster, Bristol BS3 4EY

### **Prepared on 14<sup>th</sup> March 2024 by:**

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Maggs & Allen

22 Richmond Hill

Clifton

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BS8 1BA

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## 1. Introduction

We have been asked to provide a marketing report in respect of the premises known The Assembly, 110-112 East Street, Bedminster, Bristol BS3 4EY.

## 2. Location

The property is located in an established shopping parade on East Street Bedminster. East Street is currently subject to significant redevelopment.

Please refer to the site plan below for the property location:



## 3. Description of Property

This is a double fronted ground floor, former public house providing approximately 3,925 ft<sup>2</sup> on the ground floor, with additional basement storage. The unit benefits from rear access and courtyard and would suit a variety of users, such as retail, café and alike, subject to obtaining the necessary consents.

## **4. Market Commentary**

### **a) History and Summary**

We were instructed to market the ground floor (and basement) to let on the 10<sup>th</sup> March 2023 and the property details were made live on the 14<sup>th</sup> March 2023.

### **b) Marketing**

As above, formal marketing commenced on the 14<sup>th</sup> March 2023 and the details were uploaded to the various property portals, Zoopla, Rightmove etc, and circulated to our extensive mailing list of prospective tenants.

A bespoke commercial 5'x4' To Let Vee board was also erected on site.

## **5. Interest Received**

In total, 17 viewings were conducted.

General feedback was that the site was too large for the viewers requirements.

We received interest from a children's nursery and also a restaurant operator but neither chose to progress matters.

## **6. Conclusion**

The property has been extensively marketed to let with Maggs & Allen for the last 12 months. Whilst some interest was received, we have been unable to agree terms with a suitable tenant.

There have been a number of large retail units close within the vicinity over recent years, which demonstrates the lack of appetite from national occupiers for units of this size in this location.

This is a substantial unit, and we would suggest much more demand would be received for a smaller retail unit that would suit a local operator.

## 7. Photographs



## 9. Property Particulars

Enclosed.