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SHOP TO LET 73 QUEENS ROAD CLIFTON BRISTOL

# FULLY FITTED SHOP/COFFEE SHOP

# Location

This ground floor shop is located on Queens Road, which is a primary retail and leisure destination known as The Triangle, in Clifton.

The area serves some of Bristol's wealthier catchments, the University and several substantial office occupiers. It is also a primary focus for evening trade with a broad mix of bars, restaurants and nightclubs, popular with students, locals and tourists.

# Description

The property is currently fitted to an excellent standard for use as a coffee shop, but all retail uses will be considered. Retailers in the vicinity include Wagamama, Space NK, Mountain Warehouse, Boots, Sainsbury and Five Guys

#### Accommodation

The property comprises a ground floor shop and disabled wc, with basement storage extending to the following approximate areas:

Ground Floor Sales	73.4 sq m	790 sq ft
Basement Ancillary	34.0 sq m	366 sq ft

#### Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Date prepared: January 2024. Subject to Contract

#### **Commencing Rental**

Rental offers for the whole, are invited in the region of £37,500 per annum, exclusive of VAT, rates and all other occupational costs.

# **Business Rates**

Rateable Value - £36,500

Rates Payable (2023/4) - £18,213

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

#### Planning

The property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

#### **Energy Performance**

The property has a D87 rating. Copy available upon request.

# Costs

Each party shall be responsible for their own costs.

# Viewing Strictly by appointment

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