



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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