



SHOP TO LET
66 PARK STREET
CLIFTON
BRISTOL

FULLY FITTED SHOP

Location

This ground floor shop with a large basement is in a strong retail pitch, close to the University and Queens Road.

Park Street is a vibrant retail and restaurant destination, connecting Clifton with the City Centre. It serves some of Bristol's wealthier catchments, its student population and various 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 a good standard for use as an optician, but any other retail uses will be considered. The adjacent property is soon to be redeveloped and retailers in the vicinity include **Cooshti**, **Stationery World** and **Finisterre**.

Accommodation

The property comprises a ground floor shop with basement retail or storage, extending to the following approximate areas:

Ground Floor Sales	94.2 sq m	1,015 sq ft
Basement Ancillary	95.2 sqm	1,025 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: June 2025. Subject to Contract

Commencing Rental

Rental offers for the whole, are invited in the region of £55,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £32,750

Rates Payable (2024/5) - £16,342

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. Retail uses preferred.

Energy Performance

The property has a C 66 rating. Copy available upon request.

Costs

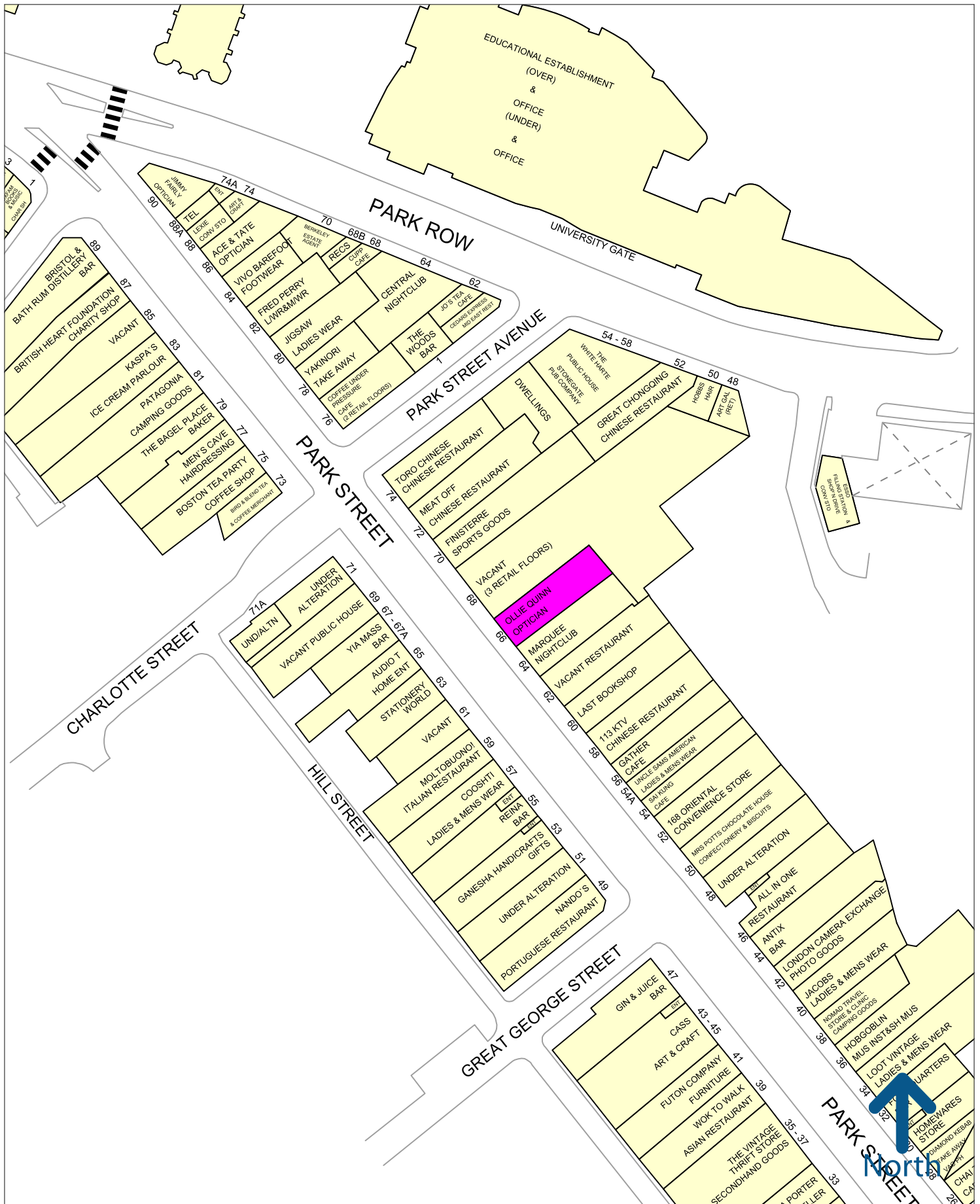
Each party shall be responsible for their own costs.

Viewing Strictly by appointment

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

Email: russ@mp-pc.co.uk



50 metres

Experian Goad Plan Created: 17/06/2025
Created By: M and P Properties Consultants LLP