



SHOP TO LET
85 PARK STREET
CLIFTON
BRISTOL

Location

This ground floor shop with ancillary accommodation is in Park Street's strongest 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, students, tourists and various office occupiers. It is also a primary focus for evening trade with a broad mix of bars, restaurants and nightclubs.

Description

The property is currently being refurbished. Retailers in the vicinity include **Patagonia, Jigsaw, Fred Perry, Ace & Tate, and Finisterre.**

Accommodation

The property comprises a ground floor shop with ancillary accommodation, extending to the following approximate areas:

Ground Floor Sales	147.8 sq m	1,590 sq ft
Additional GF	37.2 sq m	400 sq ft
Basement Ancillary	42.0 sqm	452 sq ft
Upper Floor Ancillary	42.0 sq m	452 sq ft

Lease Terms

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

Date prepared: January 2025. Subject to Contract

Commencing Rental

Rental offers for the whole, are invited in the region of £69,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £59,000

Rates Payable (2024/5) - £29,441

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.

Energy Performance

The property will re-assessed upon completion of building works.

Costs

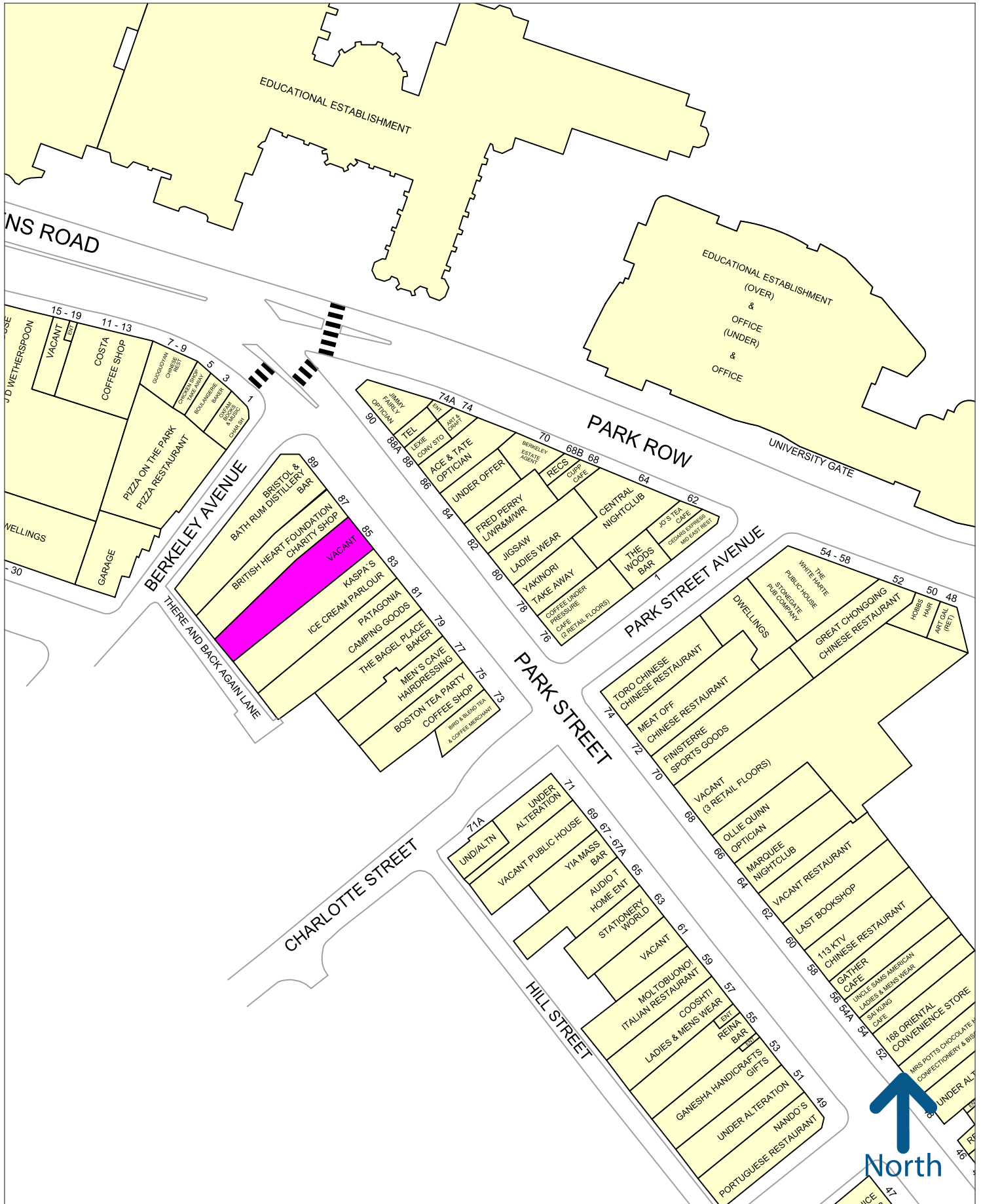
Each party shall be responsible for their own costs.

Viewing: Strictly by appointment

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50 metres

Experian Goad Plan Created: 23/01/2025
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