



PRIME RETAIL UNIT TO LET
NEW LEASE
CLIFTON VILLAGE, BRISTOL
30 THE MALL
BS8 4DS
GROUND FLOOR SALES 462 SQ.FT.
****TO BE REFURBISHED****

Location

Clifton Village is a popular and busy trading location, frequented by both local residents and tourists, located a short walking distance from the landmarks of Clifton Suspension Bridge, Royal York Crescent, and The iconic Avon Gorge. The Village is home to numerous independent retailers, cafés and restaurants. The premises front The Mall adjacent to **Grace & Mabel** and **Maze Clothing**. Within the village are a number of occupiers including **Waterstones**, **Crew Clothing** and **Coffee #1**. Opposite is **The Ivy Brasserie** as can be noted from the attached trader's extract.

Description

The available accommodation is arranged on ground floor and basement levels forming part of a larger grade II listed building comprising four upper floors in residential use.

Accommodation

The areas below are approximate and will be subject to re-measurement upon the completion of Landlord's works.

Internal Width	3.50 m	11' 06"
Shop & Built Depth	13.36 m	43' 10"
Ground Floor Sales	42.92 sq.m	462 sq.ft.
Basement Storage	38.27 sq.m	412 sq.ft.

Date prepared: September 2025 Subject to Contract

Lease Terms

New lease for a term of years to be agreed on an effectively fully repairing and insuring basis. Rent reviews on a 5 yearly upward only basis.

Commencing Rental

£22,500 per annum exclusive business rates.

Business Rates

The property will be subject to a Business Rates re-assessment following completion of works to separate the premises from the upper floors.

Planning / Use

The premises benefit from class E use including retail and financial & professional services. The proposed use of the property by the Tenant will be subject to the approval of the Landlord.

Energy Performance

Current assessment **D:78** subject to re-assessment upon completion of building works.

Plans

Available upon request.

Viewing Strictly By Appointment

Barry Muggridge - M&P Property Consultants LLP

DD: 0117 970 7534 Mobile: 07836 374637

Email: barry@mp-pc.co.uk

