

SHOP TO LET
75 QUEENS ROAD, CLIFTON, BRISTOL



Location

Queens Road is the primary retail destination in Clifton. It serves Bristol's wealthiest catchments, the University and many local office occupiers.

The area is very popular with University students and young families and boasts a strong mix of national and independent retailers, bars and restaurants. Occupiers in the vicinity include **Boots, Waitrose, Space NK, White Stuff, Caffe Nero** and **Wagamama**.

Description

The property comprises a ground floor shop unit with basement ancillary space. It benefits from excellent visibility and extends to the following approximate areas:-

Internal Width	4.52 m.	(16 ft 0")
Shop Depth	10.18 m.	(33ft 5")
Ground Floor Sales	39.9 sq. m.	(429 sq. ft.)
Ground Floor Ancillary	10.21 sq. m.	(110 sq. ft.)
Basement Ancillary	69.2 sq. m.	(745 sq. ft.)

The upper floors are not included

Tenure

The premises are available by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

Planning

The property currently has an A1 (retail) consent and alternative uses will be considered.

Rent

Rental offers in the region of **£32,500** per annum are invited, exclusive of rates and VAT.

Rating Assessment

Rateable Value (2017)	£31,500
Current Rates Payable	£15,529.50

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 and whether any transitional relief applies.

Energy Performance Certificate

The property has a D rating.
A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:-

Russ Power

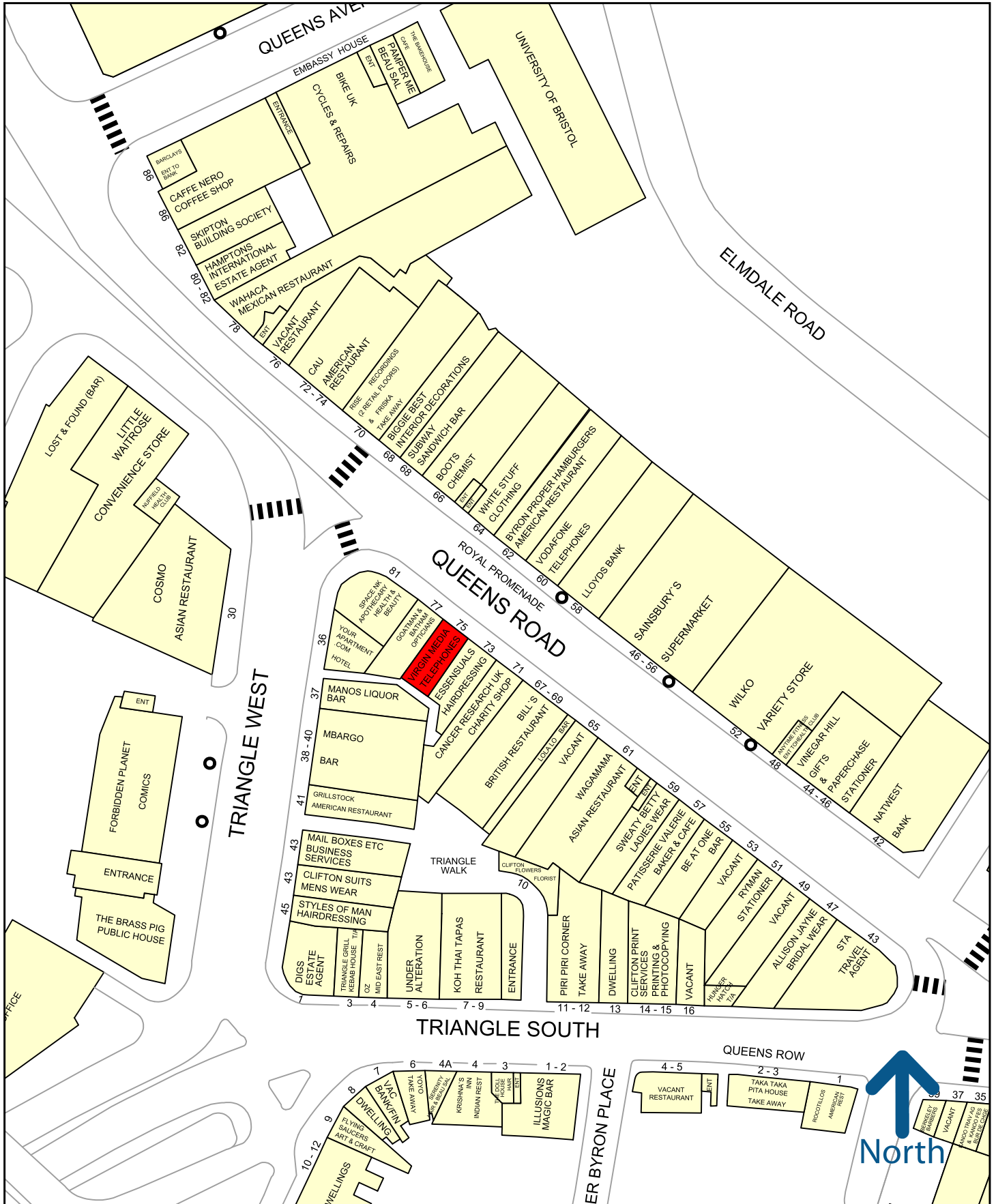
Rowley Hughes Thompson

Direct Tel: 0117 970 7536

Email: russp@rhtretail.co.uk

Date Prepared: May 2018

**All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 31/05/2018
Created By: RHT

