



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



**TO LET – CLIFTON, BRISTOL
BS8 1QU**

NEW LEASE

**100% PRIME PITCH FRONTING
QUEENS ROAD**

****STAFF UNAWARE****

Location

The property occupies a prime position fronting Queens Road located adjacent to **Boots** and **Subway**. Retailers within the locality include, **Costa Coffee**, **Waitrose**, **Space NK**, **Mountain Warehouse**, **White Stuff**, **Vodafone** and **Sainsbury's** as can be seen from the attached traders extract.

Description

The subject premises form part of a larger grade II listed terraced property, being arranged over ground and basement levels, forming part of a larger building.

Accommodation

Internal Width	4.90 m	16' 1"
Shop Depth	18.11 m	59' 5"
Ground Floor Sales	78.32 sq.m	843 sq.ft
Basement Sales	104.24 sq m	1,122 sq ft
Basement Storage	46.83 sq m	504 sq ft

Lease Terms

New 10 year lease subject to service charge provisions. Rent review after expiry of the 5th year.

Commencing Rental

£59,500 per annum exclusive of Business Rates and Service Charge.

Business Rates

Rateable Value - £32,250

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.

Service Charge

Details upon application.

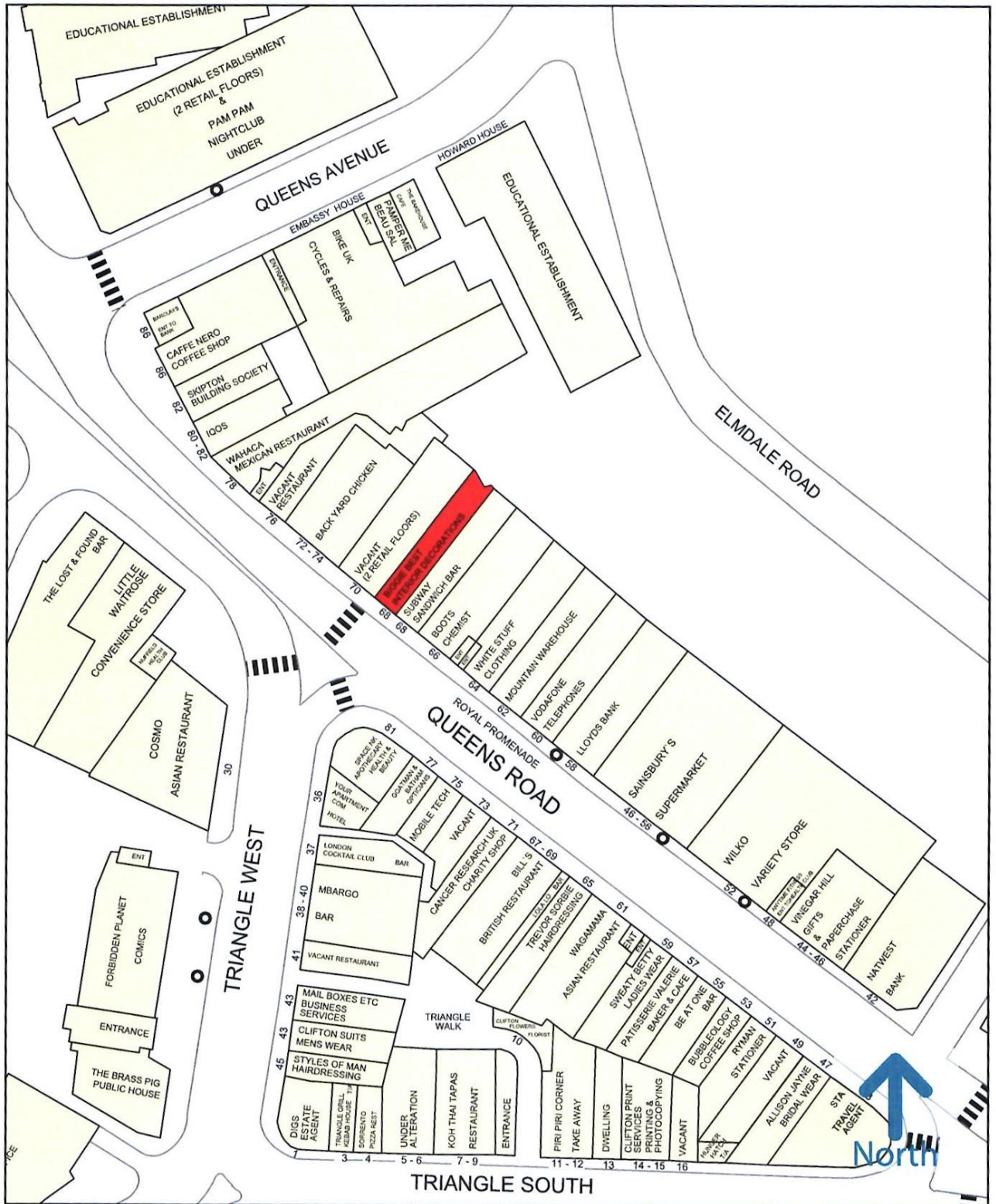
Energy Performance

D: 88 – copy available upon request.

Viewing Strictly by appointment

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Date prepared: March 2020 Subject to Contract.



Experian Goad Plan Created: 03/03/2020
Created By: RHT

50 metres



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