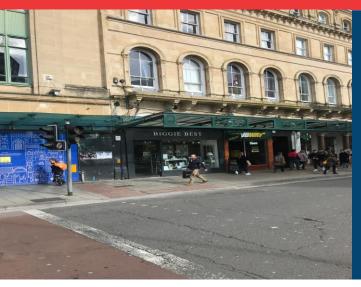
**ROWLEY HUGHES THOMPSON** 

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BSB 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 5<sup>th</sup> 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

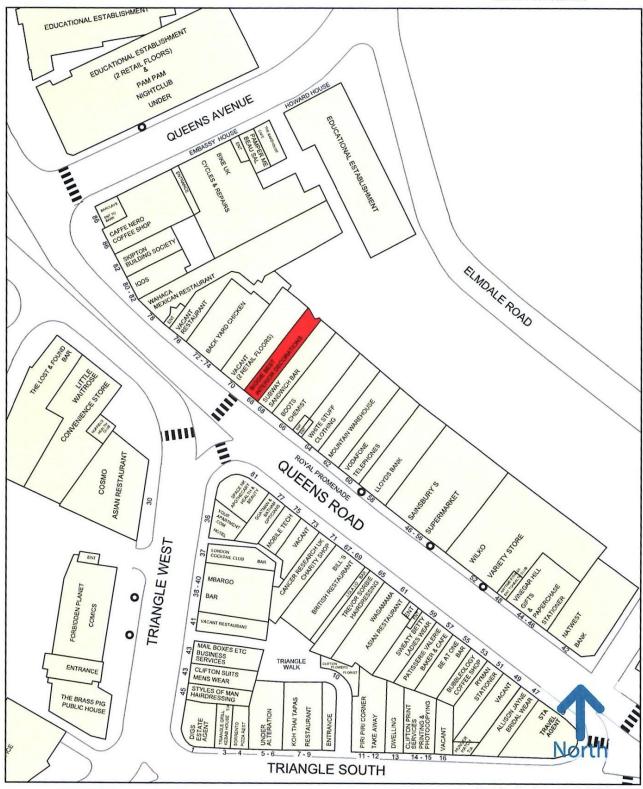
Barry Muggridge - Rowley Hughes Thompson LLP DD: 0117 970 7534 Mobile: 07836 374637 Email: <u>barrym@rhtretail.co.uk</u>

Date prepared: March 2020 Subject to Contract.

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



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50 metres

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