



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



## TO LET - PIZZA EXPRESS

**31 BERKELEY SQUARE – CLIFTON,  
BRISTOL, BS8 1HP**

## NEW LEASE

**TOTAL GROUND FLOOR AREA  
482.62 sq.m (5,194 sq.ft)**

### Location

The property is located within the Clifton Triangle area, off Berkeley Square, within the well established Park Street / Queens Road retail & leisure area which provides numerous national and independent shops, bars, night clubs, restaurants and **Bristol University**. Occupiers in the locality include **Friska, Boston Tea Party, Bristol & Bath Rum Distillery, The Botanist, Wagamama, Nando's, Browns, Sainsbury's, Waitrose and Costa Coffee** as can be seen from the attached traders' extract.

### Description

The subject premises form part of a larger building arranged on ground floor only. The property benefits from extensive frontage to Berkeley Avenue.

### Accommodation

Restaurant Area	334.67 sq.m	3,602 sq.ft
Ancillary Areas	125.17 sq.m	1,347 sq.ft
<b>The internal blockwork walls separating the restaurant and ancillary back of house / storage areas can be removed to create an open plan area of approximately 482.62 sq.m (5,194 sq.ft).</b>		

### Lease Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Commencing Rental

Upon Application.

### Business Rates

Rateable Value - £92,500

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 premises benefit from an established A3 (Restaurant) planning consent.

### Energy Performance Certificate

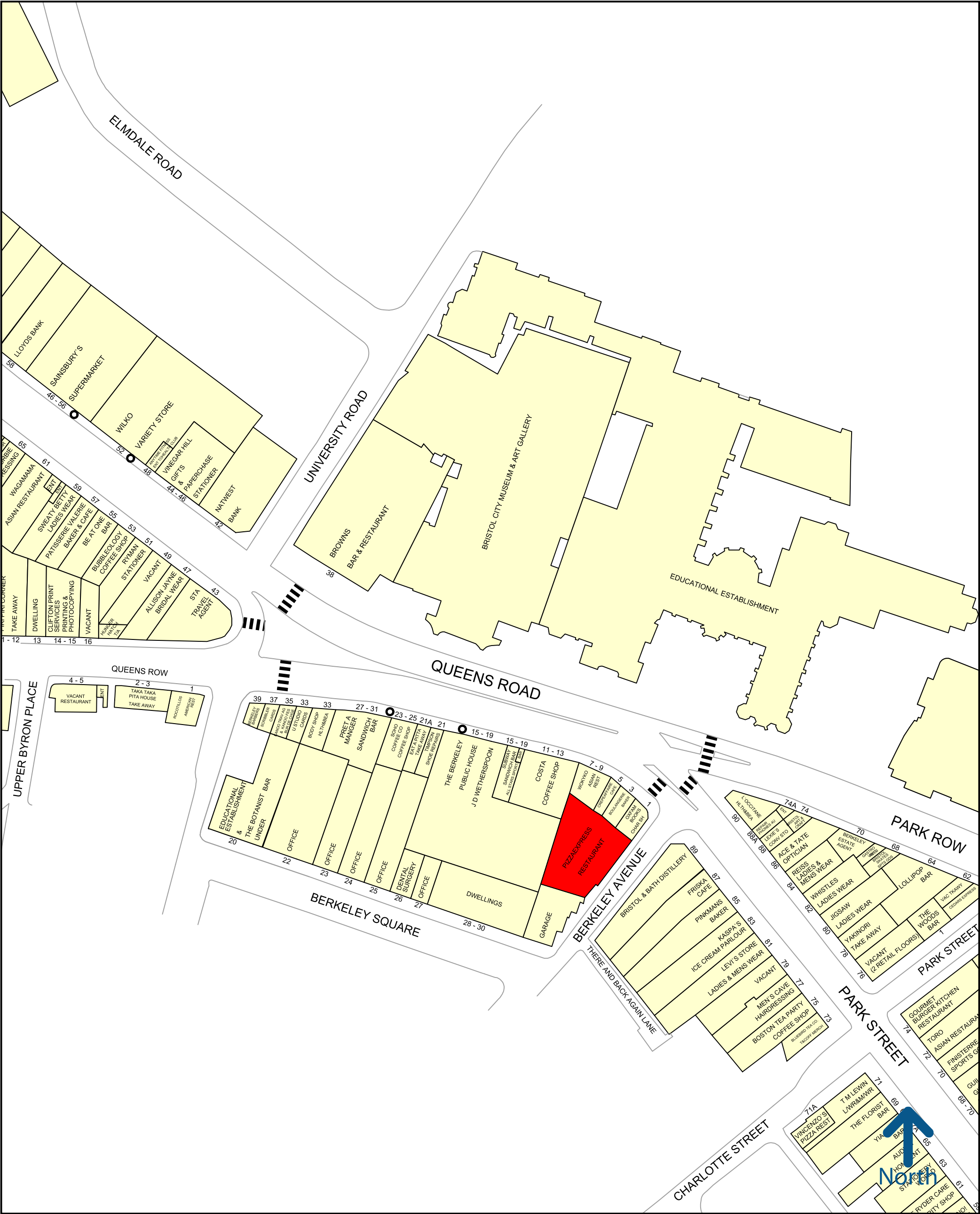
Available upon application.

### Viewing Strictly by appointment

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Date prepared: August 2020 Subject to Contract.

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50 metres

Experian Goad Plan Created: 19/08/2020  
Created By: RHT

