

## **RETAIL(WITH A2 USE) / OFFICES - TO LET BRISTOL, CLIFTON – 80 QUEENS ROAD BS8 1QU**

**\*\*Ground Floor Retail / Office Area 45.99 sq.m (495 sq.ft)\*\***

**\*\*First & Second Floor Offices 138.89 sq.m (1,495 sq.ft)\*\***

**\*\*Available June 2019\*\***

**\*\*Possible to sub-divide subject to planning\*\***



### **Location**

The subject premises occupy a prominent position fronting Queens Road, located adjacent to **Skipton Building Society**, being opposite **Waitrose** and **Nuffield Health**. Occupiers within the vicinity include **Cafe Nero**, **Sainsbury's**, **Barclays Bank** and **Vodafone**, as can be seen from the attached traders extract.

### **Description & Timing of Potential Reconfiguration**

The available accommodation comprises the whole building arranged over 4 floors. At present the upper levels are not self contained, however are fitted out to a high standard as offices. In total there are 4 rooms with communal kitchens and wc accommodation (two rooms per floor).

### **Accommodation (capable of subdivision)**

Ground Floor Area	45.99 sq.m	(495 sq.ft.)
Basement	63.92 sq.m	(688 sq.ft.)
First Floor Offices	80.82 sq.m	(870 sq.ft.)
Second Floor Offices	58.06 sq.m	(625 sq.ft.)

Subject to self containing the upper floors it is possible to offer a ground floor unit of 41.23 sq.m (433 sq.ft) linked to the basement area. These areas are subject to re-measurement upon completion of the works.

### **Disposal Terms / Reconfiguration**

The landlord retains flexibility in their approach regarding re-letting the property. A Town and Country Planning Application will be submitted to obtain permission to self contain the first and second floors to allow a separate letting of the offices to a single occupier. This will also allow the ground floor area & basement to be let in separation. The landlord would also consider a letting of the whole in the current configuration.

### **Rating Assessment – Whole Building**

Rateable Value	£42,500
Rate in £ (2017/2018)	0.48p
Rates Payable	£20,400.00

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. Please note that if the property is reconfigured there will be a rating reassessment.

### **EPC – Whole Building**

D: 89. A copy available upon request.

### **Legal Costs**

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

### **Viewing**

Strictly by appointment with the sole retained agent:-

**Barry Muggridge**  
**Rowley Hughes Thompson LLP**

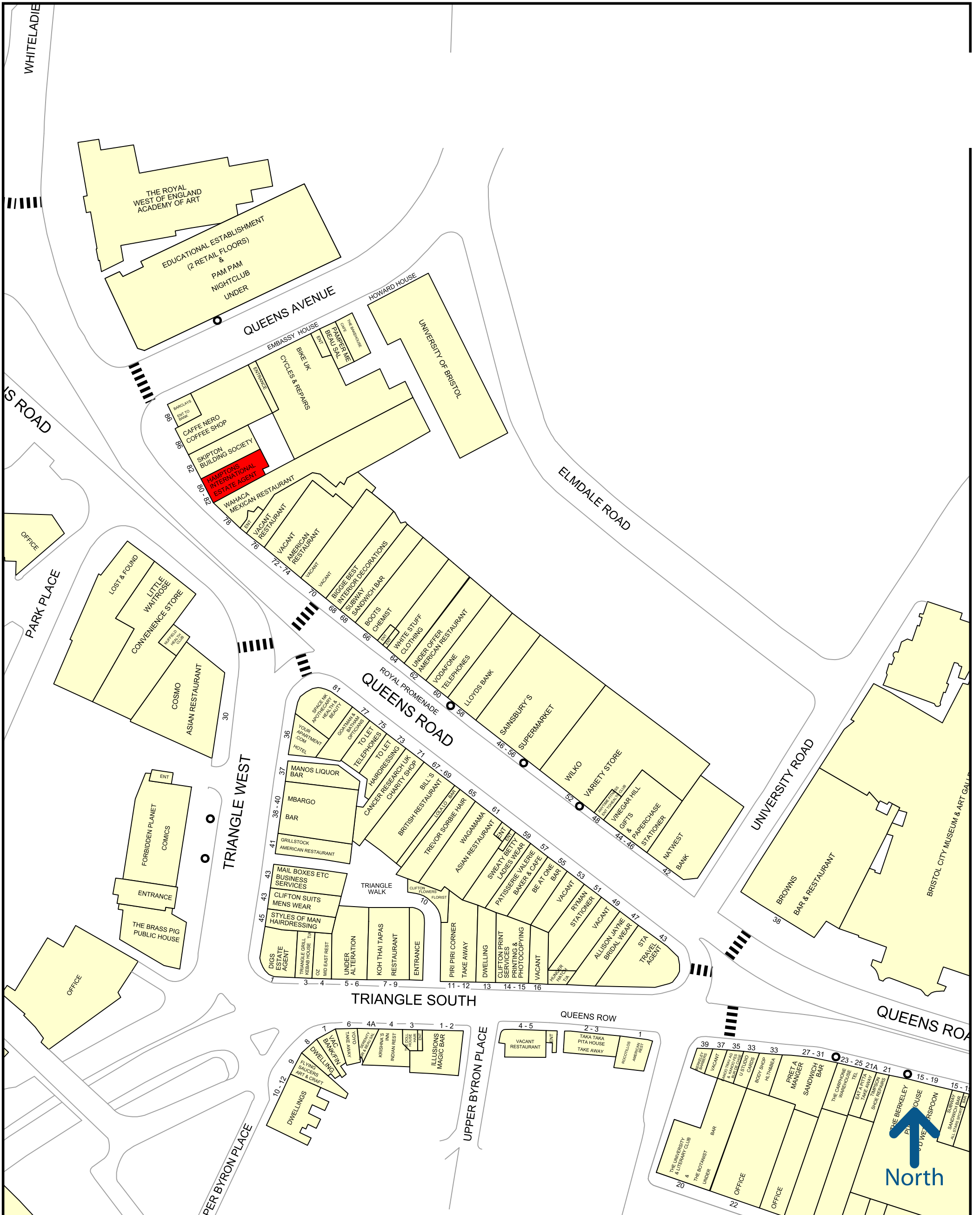
Direct Tel: 0117 970 7534

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Date Prepared: November 2018

All transactions are stated exclusive of VAT.

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 28/11/2018  
Created By: RHT