



SHOP TO LET
47 QUEENS ROAD
CLIFTON
BRISTOL

FULLY FITTED SHOP

Location

This ground floor shop is located on Queens Road, which is a primary retail and leisure destination known as The Triangle, in Clifton, opposite the University.

The area serves some of Bristol's wealthier catchments, its student population and various office occupiers. It is also a primary focus for evening trade with a broad mix of bars, restaurants and nightclubs, popular with students, locals and tourists.

Description

The property is currently fitted to a good standard for use as a bridal shop, but all retail uses will be considered. Retailers in the vicinity include **Wagamama, Browns, Mountain Warehouse, Boots, Sainsbury** and **Five Guys**.

Accommodation

The property comprises a ground floor shop with basement storage extending to the following approximate areas:

Ground Floor Sales	96.9 sq m	1,043 sq ft
Basement Ancillary	14.0 sq m	150 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Date prepared: June 2024. Subject to Contract

Commencing Rental

Rental offers for the whole, are invited in the region of £45,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £45,000

Rates Payable (2024/5) - £22,455

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 property has consent for uses within Class E. Retail uses preferred.

Energy Performance

The property has a C 58 rating. Copy available upon request.

Costs

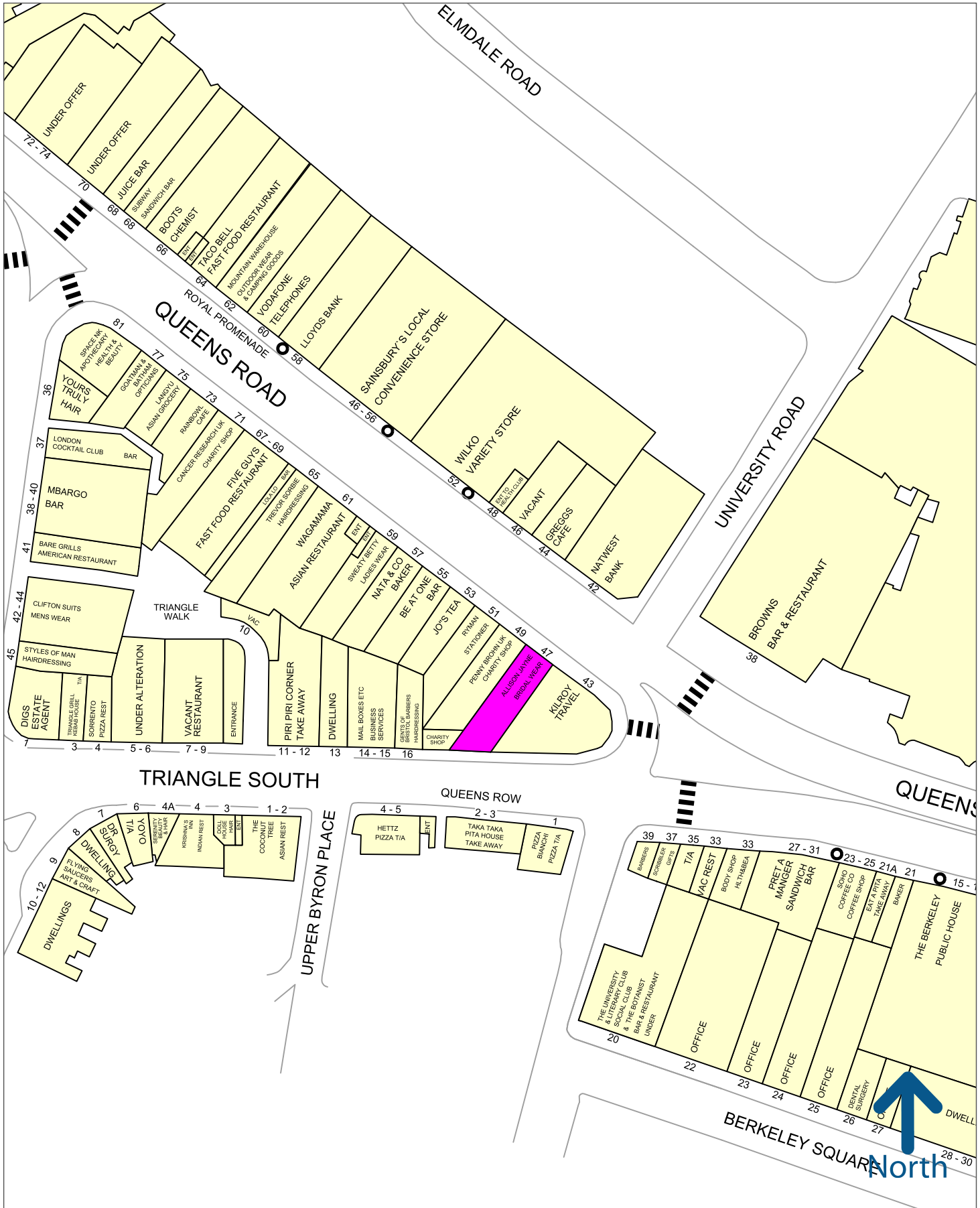
Each party shall be responsible for their own costs.

Viewing Strictly by appointment

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50 metres

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