



**SHOP TO LET**  
**84 PARK STREET**  
**CLIFTON**  
**BRISTOL**

**FULLY FITTED SHOP**

**Location**

This ground floor shop with a large basement is in Park Street's strongest retail pitch, close to the University and Queens Road.

Park Street is a vibrant retail and restaurant destination, connecting Clifton with the City Centre. It 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 fashion retail use, but other retail uses will be considered. Adjacent retailers are **Ace & Tate** and **Fred Perry**. Retailers also in the vicinity include **Patagonia**, **Jigsaw**, and **Finisterre**.

**Accommodation**

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

<b>Ground Floor Sales</b>	95.8 sq m	1,031 sq ft
<b>Basement Ancillary</b>	103.4 sqm	1,113 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: October 2024. Subject to Contract

**Commencing Rental**

Rental offers for the whole, are invited in the region of £55,000 per annum, exclusive of VAT, rates and all other occupational costs.

**Business Rates**

Rateable Value - £56,000

Rates Payable (2024/5) - £30,576

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**

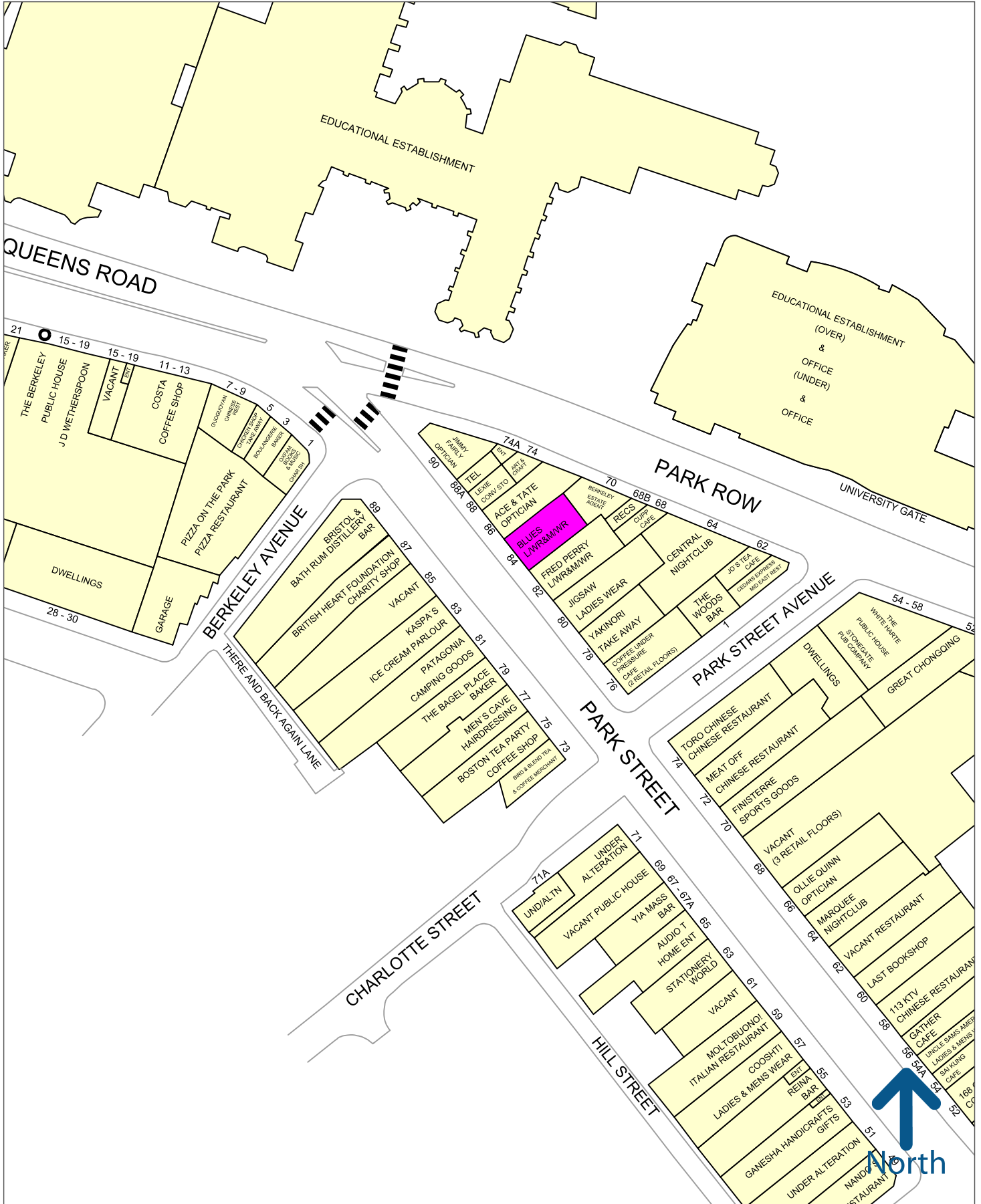
Each party shall be responsible for their own costs.

**Viewing Strictly by appointment**

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50 metres

Experian Goad Plan Created: 22/10/2024  
Created By: M and P Properties Consultants LLP