TO LET

Bristol - 49 Queens Road, Clifton



Retail

0117 923 9234



Location - BS8 100

Queens Road is situated to the north west of Bristol City Centre and is a well-established quality retail and leisure destination serving the surrounding student, office, and affluent residental populations.

The subject premises are situated in a prime position close to the junction with the Triangle and with the following retailers in the vicinity: Paperchase, Vinegar Hill, Ryman, Patisserie Valerie, Sweaty Betty, Sainsbury's and Trevor Sorbie Hairdressing.

Furthermore, in the past 3 years the area has establised itself as one of the key bar and restaurant locations and now also hosts Bill's, Wagamama, Wahaca, Be at One and Pret a Manger.

Accommodation

Gross frontage

The premises are arranged on ground floor and basement and can be available as two seperate units with the following approximate areas and dimensions:-

98.45 sq m 1,060 sq ft

27.80 sq m 299 sq ft

5 3 m

17'4"

As one unit (A1/A5 use) Ground floor sales

Hot Food Takeaway Unit (A5 use)

Ground floor sales

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Net frontage	6.0 m	19'6"
Basement	51.7 sq m	556 sq ft
Shop Unit (A1 use)		
Ground floor sales	70 sq m	760 sq ft
Gross frontage	5.3 m	17'4"
Net frontage	6.0 m	19'6"
Basement	51.7 sq m	556 sq ft

Tenure

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

Rent

£49,500 per annum, exclusive for the whole

or

£40,000 per annum - Shop unit

£15,000 per annum - A5 unit

Rates

Rateable Value: £42,000.00

UBR 49.70p

Rates Payable: £20,874.00

Interested parties are advised to verify the actual rates payable with Bristol City Council

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction

Viewing

For further information or to arrange an inspection, please contact:

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Gruffudd Hobday

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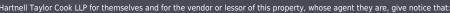


SUBJECT TO CONTRACT

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