

TO LET

Bristol - 49 Queens Road, Clifton

Hartnell 
Taylor Cook
LLP

Retail

0117 923 9234



Location - BS8 1QQ

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 residential 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 established 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

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

As one unit (A1/A5 use)

Ground floor sales	98.45 sq m	1,060 sq ft
Gross frontage	5.3 m	17'4"
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

Hot Food Takeaway Unit (A5 use)

Ground floor sales	27.80 sq m	299 sq ft
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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:

James Woodard

Direct Dial: 0117 946 4502

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or

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SUBJECT TO CONTRACT

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