

PRIME RETAIL UNIT TO LET

15-19 QUEENS ROAD, CLIFTON, BRISTOL, BS8 1QE



KEY FEATURES

- Excellent Trading Location
- A1 Consent
- Close to Bristol University
- High Footfall

EPC

An EPC rating of C, further documentation can be made available upon request.

LOCATION

Queens Road is situated approximately half a mile north west of Bristol City Centre and is a well-established retail and leisure destination serving the surrounding student, office and affluent residential population of Clifton. The property is located on a main arterial route for foot and vehicular traffic into the City Centre and occupies a busy trading position facing a traffic light controlled crossing, close to the junction with Triangle South. National occupiers within the immediate local vicinity include: Pret A Manger, Costa Coffee, Weatherspoon's, Body Shop and SOHO Coffee.

VIEWING:

**STRICTLY BY PRIOR
APPOINTMENT THROUGH:**

CBRE Limited

Floors 13 & 14 Clifton Heights
Triangle West
Clifton
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DESCRIPTION

The property comprises of a ground floor retail unit with a fully glazed frontage fronting Queens Road.

ACCOMMODATION

	Sq Ft (NIA)	Sq M (NIA)
Ground Floor	1,178	109
Total	1,178	109

RATES

From information provided by the Valuation Office website we are informed that the current rateable value of the bank is £46,250. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be confirmed.

RENT

£42,500 P.A

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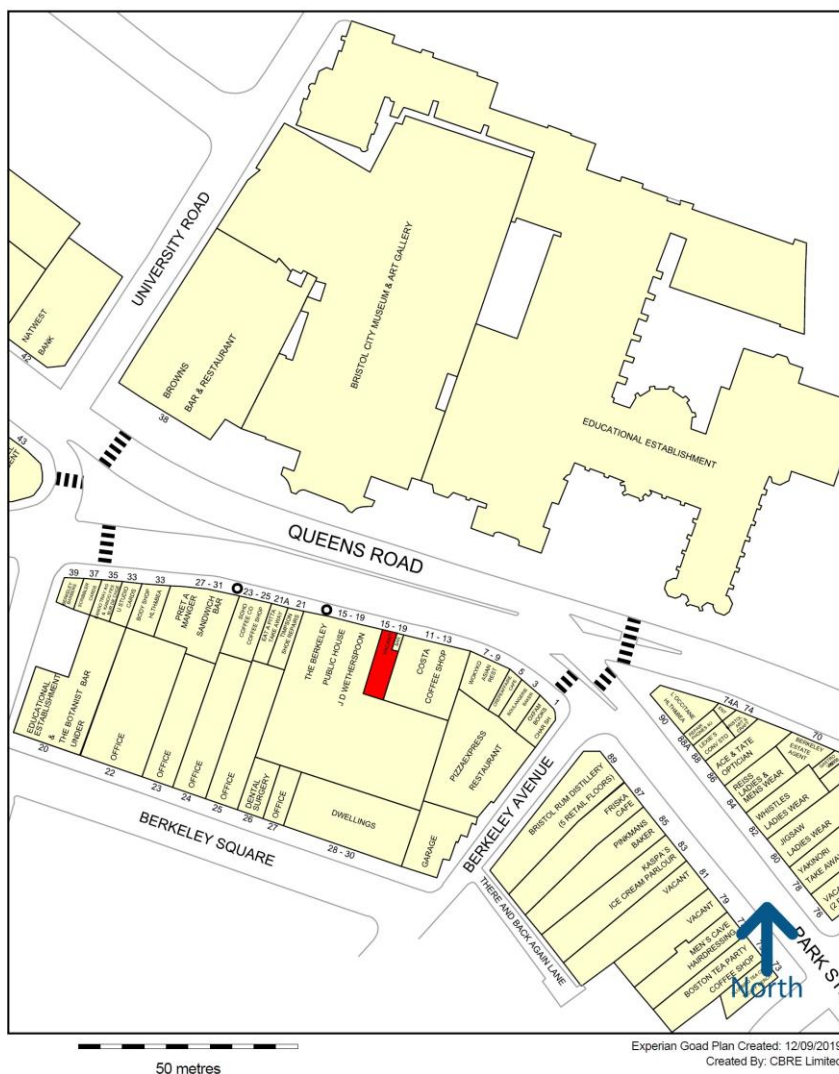
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Bristol - Queens Road



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