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TO LET
PRIME A1 RETAIL UNIT
49 QUEENS RD, CLIFTON, BRISTOL,
BS8 1QQ



- **THE PROPERTY OCCUPIES AN EXCELLENT POSITION ON QUEENS ROAD, A PRIME RETAIL PITCH IN CLIFTON.**
- **SALES AREA OF 1,049 SQ FT (98 sq m)**
- **HIGH LEVELS OF FOOTFALL AND PASSING TRADE**
- **QUOTING RENT £49,500 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property is situated on a prime pitch on Queens Road, a very popular retail location in Bristol, which is also an arterial route for both pedestrians and vehicular traffic into Central Bristol from the affluent suburbs of Clifton, Redland, and Cotham and the property's position exposes it to a very high volume of pedestrian footfall and passing traffic. Nearby occupiers include Be At One, Wills, STA Travel, Rymans, Sainsbury's, Wilkinsons, Waitrose, Bubbleology and Wagamamas to name just a few.

DESCRIPTION

The property comprises a large retail unit fronting onto Queens Rd, with a smaller sales window at the rear fronting onto Triangle South. The unit has a ground floor open plan sales area and further sales/store area at the rear. The basement of the unit provides storage and a WC.

The property benefits from a glazed frontage and is stripped out and ready for tenant fit out.

SALES AREA

The premises is arranged over the ground floor and basement and has the following approximate net internal area:

Ground floor: **98 sq m 1,049 sq ft**

Basement: **51 sq m 556 sq ft**

QUOTING TERMS

The property is offered by way of a new effectively full repairing and insuring lease on terms to be agreed.

RENTAL

The quoting rent for the property is £49,500 per annum, exclusive.

BUSINESS RATES

We understand that the property has a rateable value for the year 2018/2019 of £42,000. We would advise all interested parties to make their own enquiries regarding business rates with Bristol City Council Rating Department.

PLANNING

We understand that the property benefits from A1 retail use class, but interested parties are advised to make their own enquires on this matter with Bristol City Council Planning department.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in respect of this transaction.

ENERGY PERFORMANCE CERTIFICATE

The building is listed and therefore an EPC is not required.

VAT

All prices and rents quoted are exclusive of VAT if applicable.

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents: -

Burston Cook
FAO: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

Or

Hartnell Taylor Cook
FAO: James Woodard
Tel: 0117 946 4502
Email: james.woodard@htc.uk.com

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July 2018

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