

# PRIME RETAIL UNIT TO LET

33 QUEENS ROAD, BRISTOL, BS8 1QG



- Excellent opportunity to secure a prime unit on an established high footfall retailing pitch immediately opposite Bristol University
- Unit would suit variety of commercial uses within 'Class E' including retail and restaurant/café operators.
- Approximately 847 sq ft (78.6 sq m)



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The retail unit is located fronting onto Queens Road in Clifton, forming part of a busy parade of retail shops. The subject property is in close proximity to Bristol University, Clifton Village, and the Clifton Triangle. The property benefits from high levels of pedestrian footfall and excellent road visibility from passing traffic on Queens Road. There are a number of successful businesses trading along the rank including Pret A Manger, Soho Coffee Co, Eat a Pitta, and Costa.

## DESCRIPTION

The property comprises a commercial retail unit situated on Queens Road. Internally, the unit has a sales area with a glazed frontage, and benefits from a staff ancillary area to the rear with a WC, kitchenette and office.

The property would be suitable for multiple uses under use Class E.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area: -

Sales Area:	684 sq ft	( 63.5 sq m)
Rear Ancillary	163 sq ft	(15.1 sq m)
Total	847 sq ft	(78.6 sq m)

## TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

Rent on application.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

As per the Valuation Office Agency website, we understand that the property has the following ratings assessment: -

Rateable Value: £48,250

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## VAT

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

## EPC

The property has an EPC rating of C–66

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: charlie@burstoncook.co.uk

## SUBJECT TO CONTRACT

December 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



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0117 934 9977