

PRIME CLIFTON RETAIL UNIT TO LET

57 Queens Road, Clifton, Bristol



Source: Google Maps (2023)



- Busy and established retailing pitch
- Large sales area of circa 1,200 sq ft (111.7 sq m) plus basement
- Currently fully fitted as café / coffee shop
- Rental offers IRO £37,500 per annum, exclusive
- New lease available

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The premises occupy a prominent position fronting onto Queens Road, close to many established retailers including Sweaty Betty, Sainsburys, Rymans, Be at One, Wagamama, Wilkinsons to name but a few. There is pay and display on-street parking throughout the vicinity and the West End NCP multi storey car park is within easy walking distance.

DESCRIPTION

The premises occupies a fantastic position on Queens Road in Clifton. The unit comprises a large ground floor shop with ancillary basement store. It is currently fully fitted out as a coffee shop/café, with a servery, preparation kitchen, customer WC and storage and a staff WC in the basement.

The site benefits from excellent footfall and visibility from the very busy Queens road, with large numbers of students and office occupiers in the area.

ACCOMMODATION

We assess the approximate net floor areas as follows: -

Ground Floor Sales	1,150 sq ft	(107sq m)
Ground Floor Ancillary	50 sq ft	(4.7 sq m)
Basement Stores	350 sq ft	(32.5 sq m)

TENURE

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

QUOTING RENT

Rental offers are sought in the region of £37,500 per annum, exclusive.

PLANNING

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

RATING

We understand that the rateable value for the current year is £36,750.

VAT

All rent figures quoted are exclusive of VAT if applicable.

EPC

The property has an energy performance rating of C (69).

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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

July 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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