

PRIME CLASS E UNIT ON PARK STREET—TO LET

85 Park Street, Clifton, Bristol, BS1 5PJ



- The property occupies an excellent position at the top of Park Street. A prime trading position on the arterial road linking Clifton and Bristol city centre
- The unit provides a net internal area of approximately 2894 sq ft
- Excellent footfall and passing trade
- Class E use with existing planning for commercial kitchen extraction

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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COOK**
0117 934 9977

LOCATION

This ground floor shop with ancillary accommodation is in Park Street's strongest retail pitch, close to the University and Queens Road. Park Street is a vibrant retail and restaurant destination, connecting Clifton with the City Centre. It serves some of Bristol's wealthier catchments, students, tourists and various office occupiers. It is also a primary focus for evening trade with a broad mix of bars, restaurants and nightclubs.

DESCRIPTION

The property is currently being refurbished and will be provided in a whitebox format ready for tenant fit out. Retailers in the vicinity include Vivobarefoot, Patagonia, Jigsaw, Fred Perry, Ace & Tate, and Finisterre. It has previously had planning for a full kitchen extraction system which could be reinstated.

ACCOMMODATION

The property comprises a ground floor sales area with ancillary accommodation, extending to the following approximate areas:

Ground Floor Sales	147.8 sq m	1,590 sq ft
Additional GF	37.2 sq m	400 sq ft
Basement Ancillary	42.0 sqm	452 sq ft
Upper Floor Ancillary	42.0 sq m	452 sq ft
Total	269 sq m	2894 sq ft

TENURE

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

RENT

Rent on application.

PLANNING

The property has consent for uses within Class E.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£59,000
Rates Payable (2024/2025):	£29,441

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is elected for VAT.

EPC

The property will re-assessed upon completion of building works.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint sole agents:

Burston Cook

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M&P Property Consultants LLP

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SUBJECT TO CONTRACT

June 2025

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