

COMMERCIAL PROPERTY ON PRIME PITCH IN CLIFTON—TO LET

58 Queens Road, Clifton, Bristol, BS8 1RE



- Large commercial premises to let located on Clifton's Prime Location on The Triangle
- Highly prominent unit with high levels of passing vehicle traffic and passing footfall
- Nearby occupiers include Waitrose, Sainsbury's, Greggs, Space NK amongst others
- Ground floor, basement and three upper floors approximating 7,161 sq ft (665.25 sq m) NIA
- Quoting £145,000 per annum, exclusive.

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 is situated on the Clifton Triangle. The property benefits from exceptionally high levels of pedestrian footfall and has excellent road visibility from passing traffic on Queens Road. There are a number of successful businesses trading along the rank including Sainsbury's, Black Sheep Coffee, Taco Bell, Space NK and Anytime Fitness.

DESCRIPTION

An exciting opportunity to take on a property positioned on a prime pitch on Queens Road, surrounded by various national and independent retailers. The property comprises a Grade II Listed building over basement, ground, first, second and third floors.

The property has an impressive open plan sales area in the former banking hall with high ceilings and period features. There are further office rooms and stores to the rear of the ground floor with kitchen and welfare facilities.

To the basement there are the former vaults and storage space.

The first floor comprises offices and storage space along with male and female W. C's and a kitchenette. There are further offices and storage space to the second and third floors.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Basement Floor	1,211	112.47
Ground Floor	2,450	227.67
First Floor	1,394	129.52
Second Floor	973	90.36
Third Floor	1,133	105.23
TOTAL	7,161	665.25

TENURE

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

RENT

£145,000 per annum, exclusive.

PLANNING

We understand the property benefits from planning for it's existing use—Class E.
All applicants are advised to make their own planning enquiries.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £75,500 from 1st April 2024.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an energy performance rating of C(61).

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 sole agent:

Burston Cook

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SUBJECT TO CONTRACT

June 2025

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