

PRIME CAFÉ 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 2,894 sq ft (269.00sqm)
- Excellent footfall and passing trade
- Quoting rent £75,000 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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 **BURSTON
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 offer comprehensive sales space to the ground floor with a large glass frontage onto Part Street. There is further space to the rear of the ground floor, with basement and first floor ancillary space.. Retailers in the vicinity include Patagonia, Jigsaw, Fred Perry, Ace & Tate, and Finisterre.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor Sales	1,590	147.80
Additional Ground Floor	400	37.20
Basement Ancillary	452	42.0
Upper Floor Ancillary	452	42.0
Total	2,894	269.00

TENURE

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

RENT

Rental offers for the whole, are invited in the region of £75,000 per annum, exclusive of VAT, rates and all other occupational costs.

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 sole agent:

Burston Cook

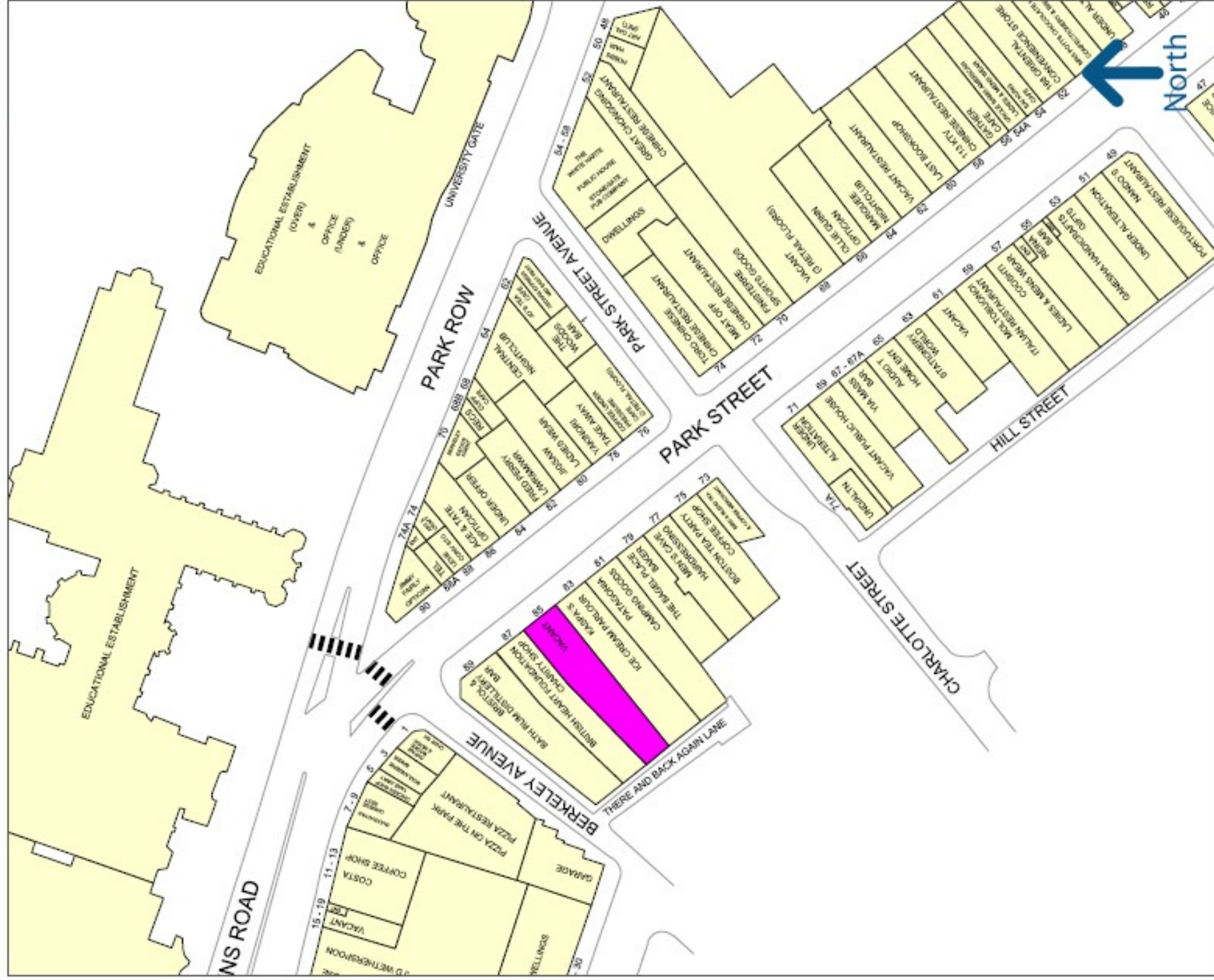
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SUBJECT TO CONTRACT

July 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) *Control of Asbestos Regulations 2012 (CAR 2012)* It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.





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Experian Goad Plan Created: 23/01/2025
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