

# “CLASS E” UNIT ON ABBOTSFORD ROAD—TO LET

8 Abbotsford Road, Clifton, Bristol, BS6 6HB



- Exceptional pitch with an open plan glass frontage
- Quoting £20,000 per annum
- Approx. 992 sq. ft (92.20 sq. m)
- Fantastic location on Abbotsford Road with many national and local retailers, restaurants and leisure uses nearby
- Class E use—suitable for retail or office use

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

Abbotsford Road is a prestigious and popular retailing location within the exclusive Bristol suburb of Clifton. The property falls just off Cotham Hill and Whiteladies Road. Nearby occupiers include Fed Café, M&S Food, Costa, Dominoes, Boots, Sainsburys and a range of other well know national and regional occupiers. The area is home to a wide variety of restaurants, cafes and a variety of independent businesses.

## DESCRIPTION

The property is set over the ground floor and basement with a bright glazed frontage. As you enter the property offers sales space to the front with ancillary storage to the rear. There is a further kitchenette and w.c. in the basement. The property carried parquet wood flooring, painted plastered walls and ceilings and strip lighting.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	776	72.10
Basement	216	20.10
<b>Total</b>	<b>992</b>	<b>92.20</b>

## TENURE

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

## QUOTING RENT

Quoting £20,000 per annum, exclusive.

## USE

We understand the property benefits from its existing use as a retail unit within Use Class E.

*All parties are advised to make their own enquiries.*

## BUSINESS RATES

According to the VOA the property has a rateable value of £7,000.

*Applicants may therefore benefit from full business rates relief subject to their application with the VOA.*

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## EPC

The property has an EPC rating of C(68)

## VAT

All prices are exclusive of VAT if applicable.

## 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**

**FAO:** Charlotte Bjoroy

**Tel:** 0117 934 9977

**Email:** charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

November 2025

