

“CLASS E” UNIT ON ABBOTSFORD ROAD—TO LET

3-5 Abbotsford Road, Clifton, Bristol, BS6 6EZ



- Exceptional pitch with an open plan glass frontage
- Quoting £20,000 per annum
- Approx. 678 sq. ft (63.00 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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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 comprises a glazed fronted retail unit with an open plan sales space to the benefitting from rear storage. The property is due to be renovated and will present in a white box condition in line with the AI generated image below.

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	678	63.00
Total	678	63.00

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

In accordance with the Valuation Office Agency website, the property the following rateable value:

Rateable Value: £19,250

Rates payable (As of April 2026): £7,353.50

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

EPC

The property has an EPC rating of E(121)

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

Burston Cook

FAO: Charlotte BJOROY

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

December 2025

