

“CLASS E” UNIT IN CLIFTON—TO LET

94 Queens Road, Clifton, Bristol BS8 1NF



- Fantastic location on Queens Road with exceptional visibility and high volumes of passing vehicle traffic
- Approx. 389 sq. ft (36.12 sq. m)
- Rent upon application
- Class E use—suitable for retail or office use with additional rear stores

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 property is located on Queens Road in Clifton, forming part of a busy retail parade within close proximity of the Bristol University Students Union and the Clifton Triangle. The position of the property provides excellent footfall and prominence to passing traffic on Queens Road. with nearby occupiers including Sandwich Sandwich and Starlings.

DESCRIPTION

The premises comprises a ground floor lock up retail unit offering open plan sales space, a meeting room, kitchenette and WC. The property benefits from external security shutters and has electricity and water.

Customer pay and display parking bays are available to the front of the premises.

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	351	32.61
Storage	38	3.50
Total	389	36.12

TENURE

The property is available 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

Rent upon application.

USE

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

BUSINESS RATES

Rateable Value: £12,250
Rates Payable (As of April 2026): £4,679.5

N.B Tenants are likely to qualify for full business rates relief subject to their application with the VOA.

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EPC

The property has an energy performance rating of C (54).

VAT

This property is not elected for VAT.

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 2026

