



THE OPPORTUNITY

- Fantastic location on Queens Road with exceptional visibility and high volumes of passing vehicle traffic
- 'Class E' premises offered to let—customer parking bays directly outside
- Approximately 389 sq ft (36.12 sq m) NIA
- Quoting price on application.

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

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR SALES	351	32.61
GROUND FLOOR ANCILLARY	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 with the landlord.

RENT

Quoting price on application.

PLANNING

We understand the property benefits from Use Class E planning.

All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value: £12,250

Rates Payable: £4,679.50

All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an [Energy Performance](#) rating of C (54).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
JUNE 2026



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