5 & 5A REGENT STREET, CLIFTON, BRISTOL, BS8 4HW

BURSTON COOK
0117 934 9977



TO LET

RETAIL PROPERTY TO LET ON REGENT STREET IN CLIFTON VILLAGE

SIZE (NIA)
1,614 sq ft
149.96 sq m

£ QUOTING RENT
£30,000 pax

THE OPPORTUNITY

- Popular location on Regent Street in Clifton Village
- 'Class E' premises offered to let—suitable for a variety of uses
- Approximately 1,614 sq ft (149.96 sq m) NIA
- Quoting £30,000 per annum, exclusive.

LOCATION

The property occupies a busy pitch fronting onto Regent Street in the heart of the established and popular retailing area of Clifton Village. Nearby occupiers include Gails, Coppa Club, Savills, Knight Frank, Co-op, Cote, The Ivy, Savills, Café Nero, Waterstones, Burra, Chandos Deli and Crew Clothing to name a few.

DESCRIPTION

The property offers a glazed frontage and benefits from an open plan sales area with further rear sales. The basement offers a kitchenette, single W.C. and open plan studio space. The property has been fitted with laminate wooden floors, painted plastered walls and ceilings and a mix of spotlights and recessed spotlights.

Services include a wet central heating system, electricity and water.



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	859	79.76
BASEMENT	755	70.20
TOTAL	**1,614**	**149.96**

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 £30,000 per annum, exclusive.

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: £20,750
Rates Payable: £7,926.50
All parties are advised to make their own enquiries.

VAT

All prices are exclusive of VAT if applicable.

EPC

The property has an Energy Performance rating of C (68).

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 Burston Cook expertise and accordingly Burston 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
OCTOBER 2026



CONTACT

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