



40-42 Queens Road

Clifton, Bristol, BS8 1BF

PROMINENT CORNER BUILDING IN PRIME CLIFTON LOCATION

4,877 sq ft
(453.09 sq m)

- Prime retail and leisure pitch with occupiers including, Sainsburys, Lloyds Bank, Boots, Subway and Be At One
- High footfall location near to the University of Bristol campus and Bristol Museum
- Available by way of new lease
- Consideration given to subdividing

Summary

Available Size	4,877 sq ft
Business Rates	To be re-assessed.
Service Charge	TBC
VAT	Applicable. All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Location

Clifton is an affluent and popular suburb lying approximately 1 mile to the north west of the city centre, and Queens Road offers the core of Clifton's retail and leisure activities for this most affluent suburb of Bristol.

The property is situated on the northern side of Queens Road occupying a prominent corner position with University Road running adjacent to the building. There is a strong line up of occupiers including Sainsburys, Boots, Five Guys, Mountain Warehouse, Lloyds Bank, Pret A Manger, Wagamama and Be At One.

Description

The property provides an end terrace position building arranged over ground and basement. The ground floor comprises an open plan trading area, whilst the basement is arranged with two large banking vaults along with storage and WCs.

Accommodation

The accommodation has been measured on a GIA basis and comprises the following areas;

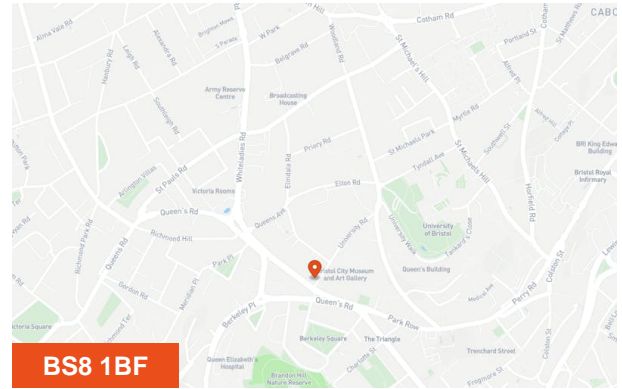
Name	sq ft	sq m	Availability
Basement	1,938	180.05	Available
Ground	2,939	273.04	Available
Total	4,877	453.09	

Terms

The property is available by way of a new lease for a term of years to be agreed.

Quoting Rent

Available upon application.



Viewing & Further Information

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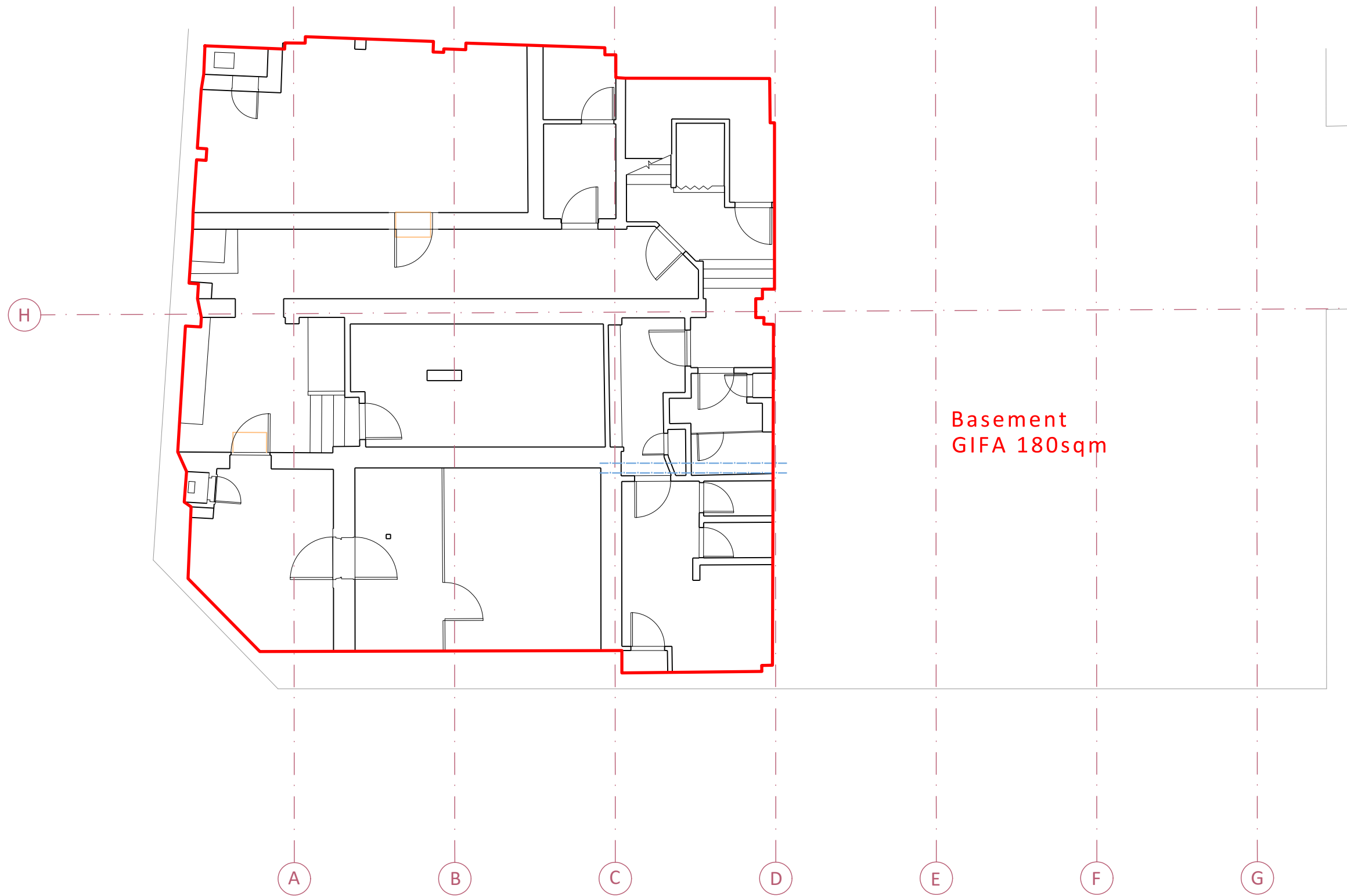
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Figured dimensions only are to be used. Contractor must verify all dimensions on site before commencing any work. Any discrepancies must be brought to the attention of the architect.



Revisions	

Drawn by **HP** | Checked by **HP**
Status

Ref **1622-24 / 2400 A**



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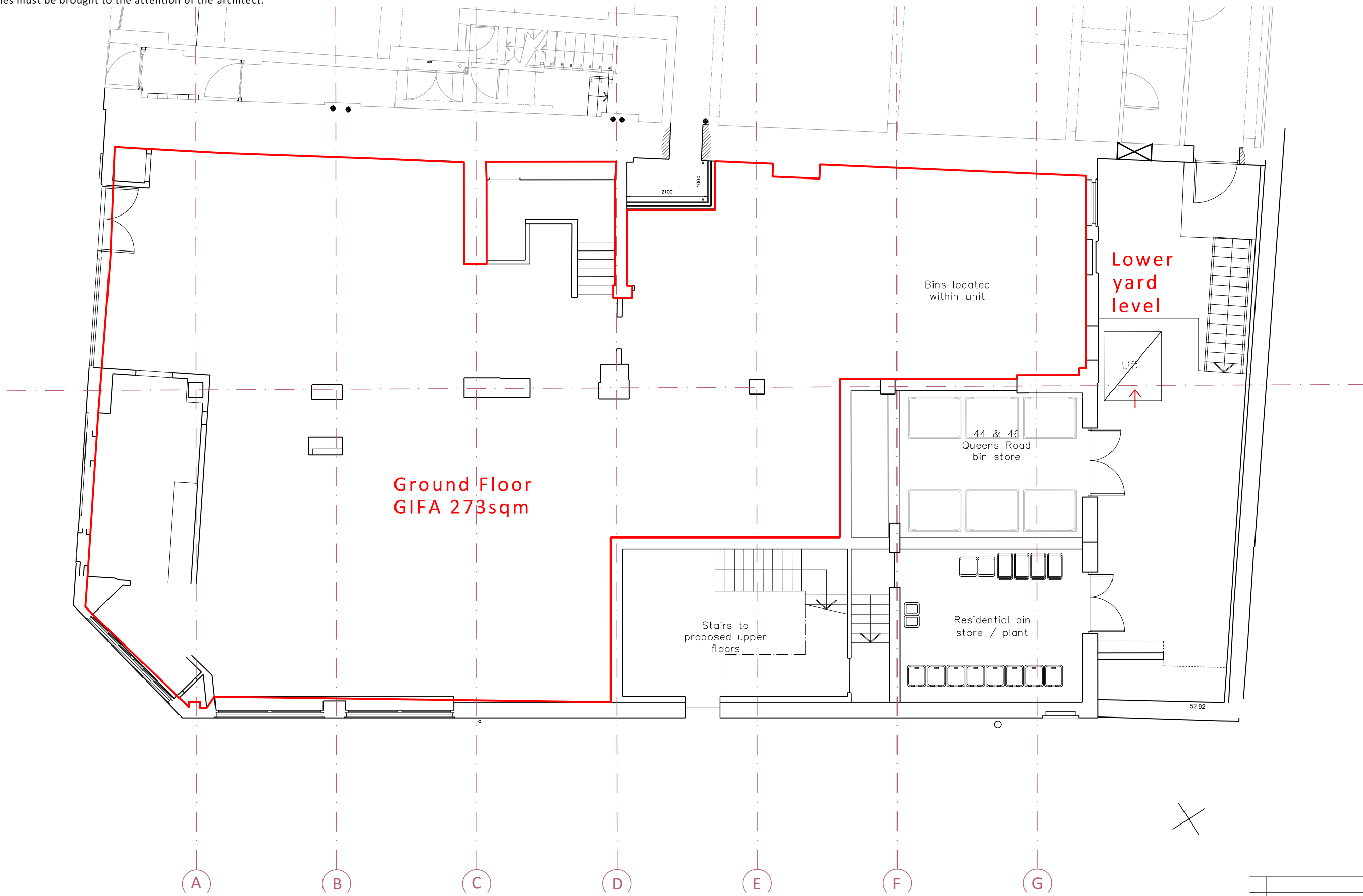
Project
**40 Queens Road
Bristol, BS8 1BF**

Drawing
**Option 5 - Revision A
Proposed Basement Plan**

Scale
**1:100
@ A3**

Date
Jan 2025

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Revisions	

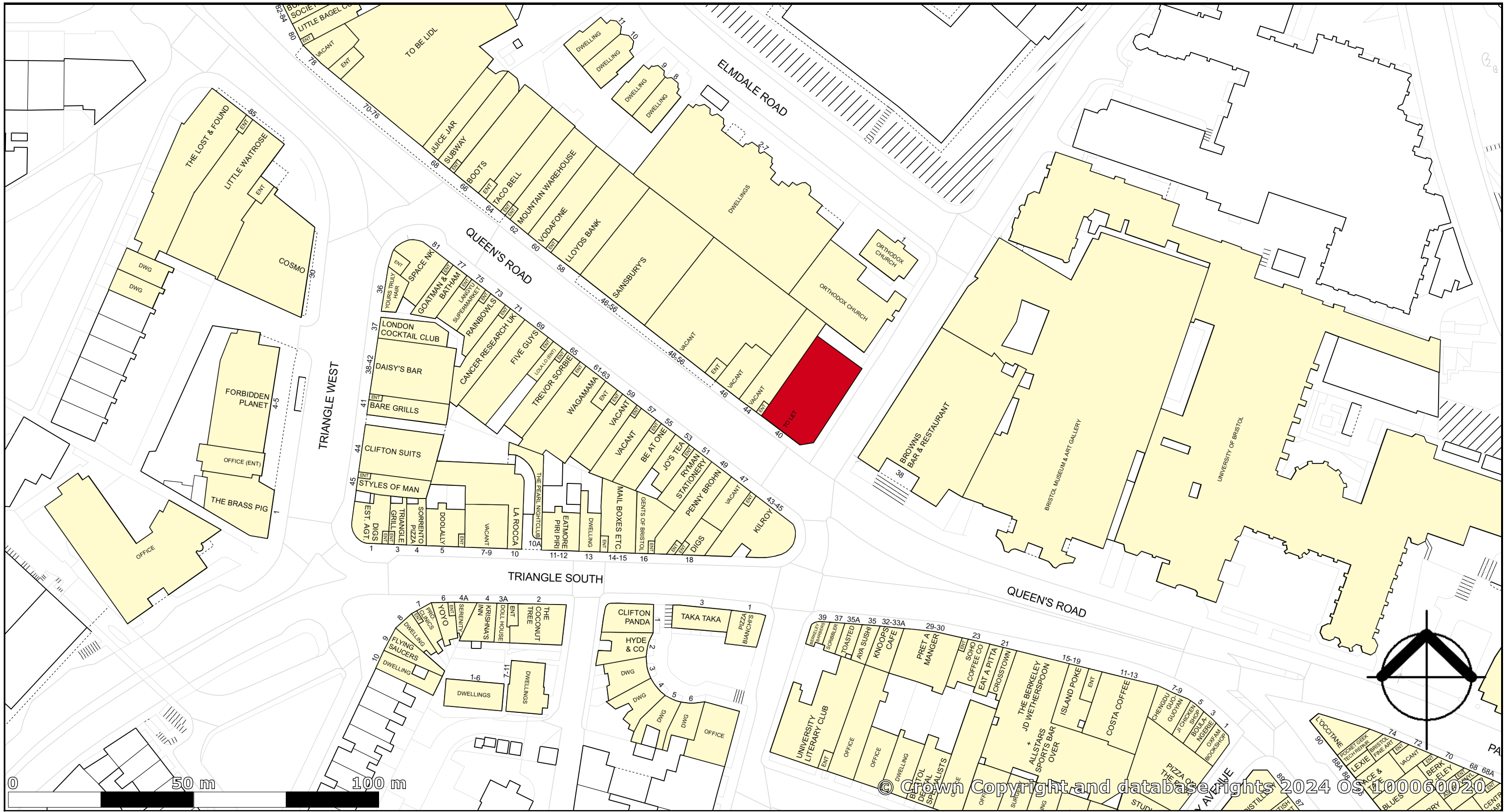
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Status

Sketch

Ref **1622-24 / 2401 A**



40 Queens Road, Bristol



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Plotted Scale - 1:1,000