



**59 Queens Road**

Clifton, Bristol, BS8 1QL

## Retail Unit on an Established Clifton Pitch

**1,498 sq ft**

(139.17 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
- Unique period features throughout
- New lease available, subject to vacant possession
- Quoting rent of £39,500 pax

## Summary

<b>Available Size</b>	1,498 sq ft
<b>Rent</b>	£39,500 per annum
<b>Rates Payable</b>	£17,215.50 per annum
<b>Rateable Value</b>	£34,500
<b>VAT</b>	All prices are quoted exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (59)

## Location

Clifton is an affluent and popular suburb lying approximately 1 mile to the north west of the city centre, and Queen Road offers the core of Clifton's retail and leisure activities for this extremely affluent catchment. The intersection of Queens Road and Triangle West forms what is locally referred to as 'The Triangle' which is both a cultural and entertainment hub for locals. The Wills Memorial Building is the University of Bristol's main campus in the city, and Bristol Museum & Art Gallery adjoins this.

There is a strong retail and leisure offering with occupiers including Sainsburys, Wilkos, Boots, Five Guys, Space NK, Trevor Sorbie, Mountain Warehouse, Lloyds Bank, Pret A Manger, Wagamama, London Cocktail Club and Be At One. Furthermore, there are a number of offices in the vicinity including Clifton Heights which is one of Bristol's tallest landmark office buildings. Also in proximity is the university campus and as a consequence the area is densely populated by students as well as professionals.

## Description

The property comprises a retail unit arranged over ground and basement. The ground floor sales accommodation boasts high ceilings (over 4m in height) with original cornicing as well as a rear conservatory space attracting natural light throughout the day.

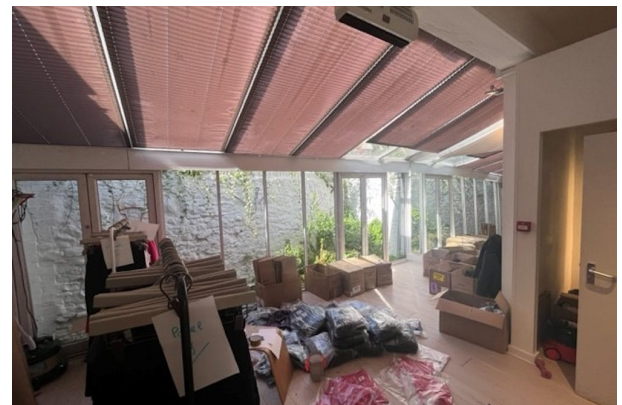
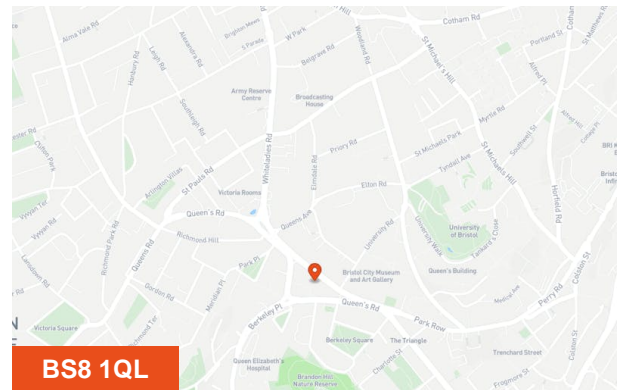
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,041	96.71
Basement	457	42.46
<b>Total</b>	<b>1,498</b>	<b>139.17</b>

## Terms

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



## Viewing & Further Information

### Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

### Richard Saunders

07825 382835

richard.saunders@htc.uk.com

### David Foley (D J Foley)

01179074369 | 07771 562 263

