

Leasehold Disposal, Prime Location on The Triangle

BRISTOL

U1, 70-78 Queens Road, Clifton



Location

The premises occupy a prominent location on Queens Road ('The Triangle') in the Clifton area of Bristol. Queens Road benefits from its proximity to local offices, the University of Bristol and affluent residential areas.

Nearby occupiers include **Wahaca**, **Wagamama**, **Biggie Best** and **Waitrose**. Recent local lettings include 'Mountain Warehouse' and 'Backyard Chicken'. The premises are highly prominent to passing traffic and see strong footfall through the day and evening.

Accommodation

The premises provide trading accommodation at ground and first floor, linked by a prominent customer staircase. The unit is available in shell condition, with a shop front installed, and provide the following approximate areas:

Ground Floor 299.80 sq m 3,227 sq ft

First Floor 394.37 sq m 4,245 sq ft

Tenure The premises are available on a new lease for a term of years to be agreed at a commencing rent of **£140,000**.

Planning The unit currently benefits from an A1 with ancillary A3 planning consent. We recommend interest parties make their own enquiries of the local planning department.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£84,000
UBR 2019/2020	50.4p/£

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority to confirm their likely Business Rates liability

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Service Charge

The annual service charge and buildings insurance contribution for the current year is to be confirmed.

EPC

Available upon request.

Viewing & Further Information: Strictly by prior arrangement only with:

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