

TO LET - CLASS E RETAIL / LEISURE

SUBJECT TO VACANT POSSESSION

# 48-56 QUEENS ROAD

Clifton, Bristol, BS8 1QE



- A very prominent opportunity, with extensive frontage located in the heart of Clifton.
- The premises comprise a substantial Retail / Leisure opportunity across two floors providing one large sales space with the ability to be split to suit specific requirements.
- Highly prominent to passing traffic and with extensive footfall throughout the day, driven by proximity to offices, the University of Bristol, schools, and the affluent residential areas of Clifton, Redland, and beyond.
- The Triangle boasts an strong mix of independent and national retailers, bars and restaurants, creating a vibrant day and night-time economy.
- Notable occupiers trading on The Triangle include London Cocktail Club, Waitrose, Space NK, Taco Bell, Sweaty Betty, Waitrose, Five Guys, Wagamama, Subway, Mountain Warehouse, Vodafone, and Sainsbury's.

SAVILLS Bristol  
Embassy House  
Bristol BS8 1SB

[savills.co.uk](http://savills.co.uk)



## Description

The property comprises a former Wilko store arranged over ground and first floors, and benefits from a communal service yard/loading bay and goods lift. Internally, there is 1 no. passenger lift and escalators connecting the ground with the upper sales floor.

## Location

Located in an excellent trading position on Queens Road, the premises are situated adjacent to Sainsbury's and directly opposite Wagamama's.

## Accommodation

The accommodation comprises the following approximate GIA areas:

Description	sq ft	sq m
Ground	5,584	518.77
First	20,179	1,874.69
<b>Total</b>	<b>25,763</b>	<b>2,393.46</b>

## Terms

Subject to vacant possession, the premises are available on a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

## Rent

On application.

(NB. Wilko were previously paying £337,000 pax)

## Service Charge

The service charge for the current budget year is in the region of £1.91 psf.

## Costs

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

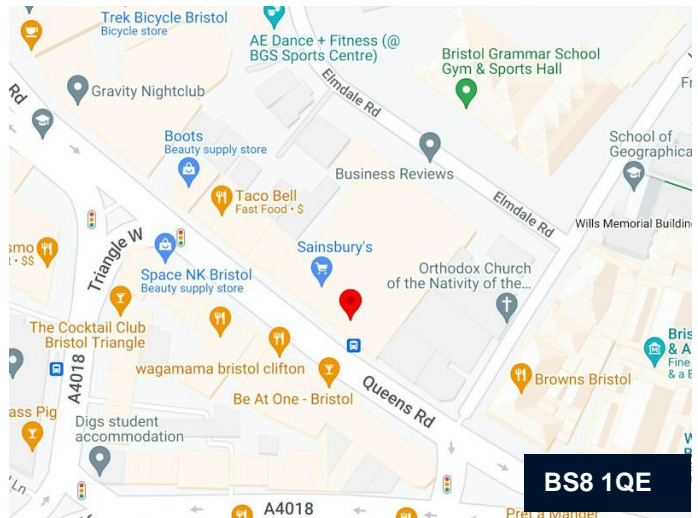
## Viewings

Strictly by prior arrangement with the appointed letting agents.

## Business Rates

Rates payable: £171,520 per annum

(based upon Rateable Value: £335,000)



## Contact

### Matthew Brown

+44 (0) 117 910 2218

+44 (0) 7870 999 610

mabrown@savills.com

### Sebastian Collins

01179 102 209

07800 912 541

sebastian.collins@savills.com

### Phil Morris (EJ Hales)

07779666210

pvm@ejhales.co.uk

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 20/12/2023

savills



