



**FOR SALE – PROMINENTLY LOCATED LOCK UP SHOP UNIT
WITH BASEMENT**

60 QUEENS ROAD | CLIFTON | BRISTOL | BS8 1RE



KEY POINTS

1,805

SQ FT

TOTAL NET INTERNAL SALES AREA

919

SQ FT

BASEMENT: TOTAL GROSS INTERNAL
FLOOR AREA



SUITABLE FOR A
VARIETY OF RETAIL AND
COMMERCIAL USES
SUBJECT TO STATUTORY
CONSENTS

ALL MEASUREMENTS ARE APPROXIMATE





GUIDE PRICE

£750,000

(EXCLUSIVE)

James Evans


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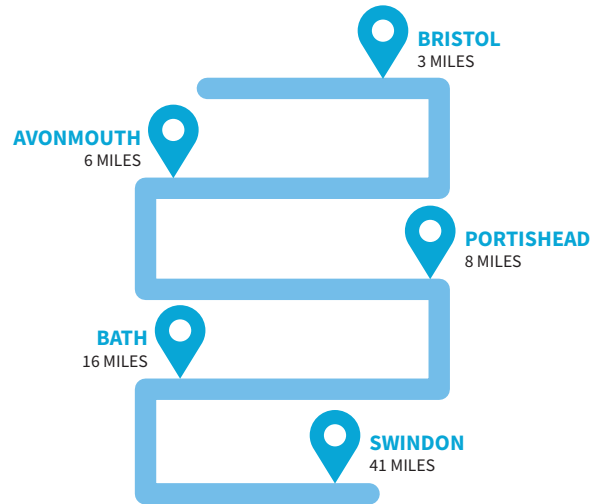
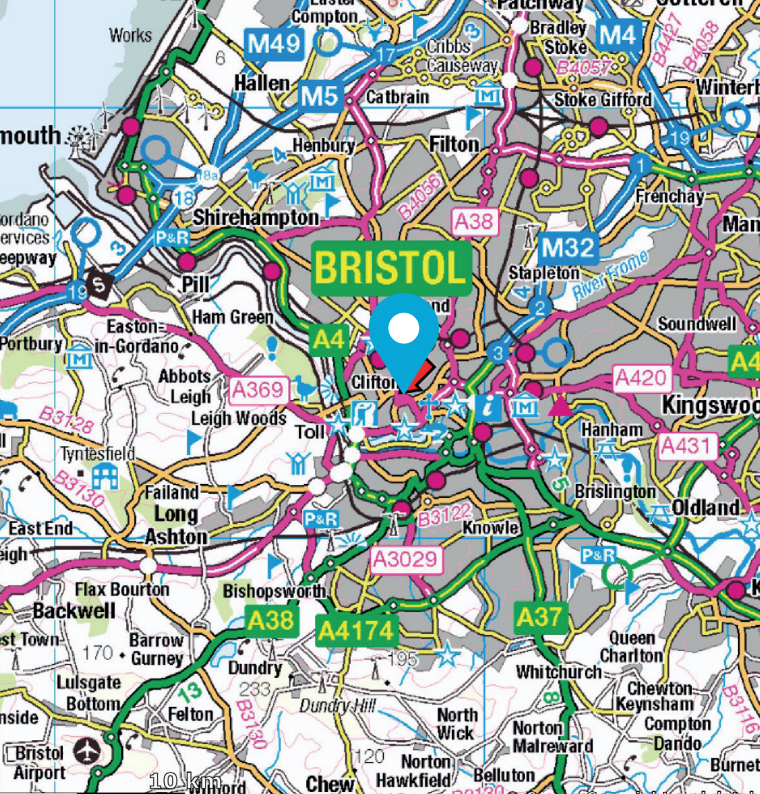
Halls

COMMERCIAL

Ellie Studley

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LOCATION

The property is very prominently located fronting onto Queens Road in Clifton. Queens Road is the main retail street in Clifton in the city of Bristol and the surrounding occupiers include Subway, Taco Bell, Sweaty Betty and Kilroy. The property is located close to the junction of Queens Road with Triangle West

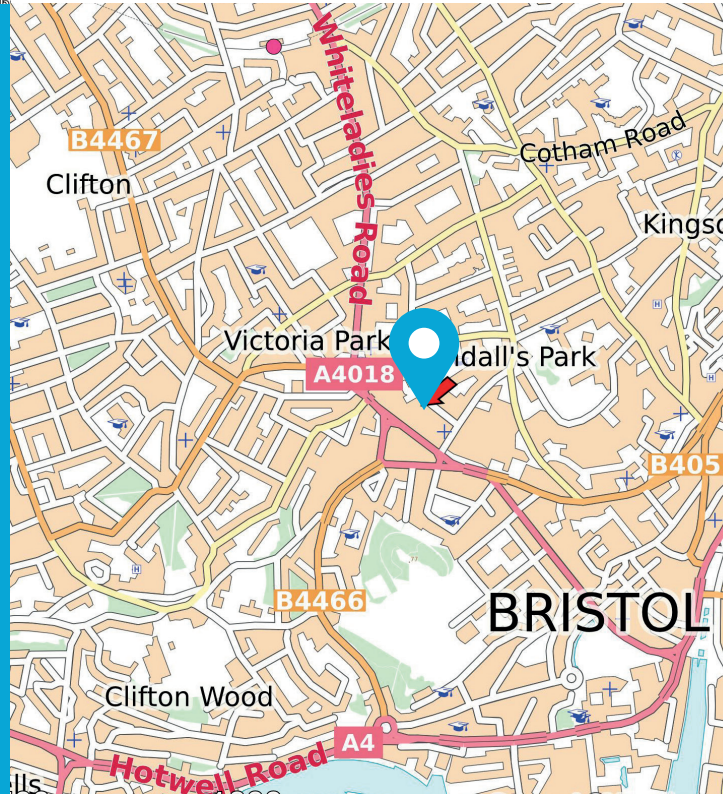
Clifton is a thriving suburb of Bristol and home to Bristol University and a popular retail and leisure destination. Clifton ward which includes Hotwells had a population of 10,452 at the 2001 census. Clifton is served by Clifton Down railway station on the local Severn Beach railway line and frequent bus services from central Bristol. Clifton is located approximately 3 miles northwest of Bristol city centre. Bristol is a city, unitary authority area and ceremonial county in southwest England. It is built around the river Avon. The city had a population of 472,500 in 2021 ranking it the 10th largest district in England.



CLIFTON
POPULATION

10,500

APPROXIMATELY



what3words
opera.dairy.noble



DESCRIPTION

The prominently located three storey property comprises of a ground floor lock up shop unit and basement area that is accessed directly from Queens Road. The property benefits from a fully glazed shop front and is arranged to provide a ground floor sales area with a Total Net Internal Floor Area of approximately 1,805 ft sq (167.67 m sq with toilets and a staffroom area. The property also benefits from a basement area with a Total Gross Internal Floor Area of approximately 919 ft sq (85.37 m sq). This is offered for sale with vacant possession.

The property would lend itself to a variety of retail and commercial uses and forms part of a sought after and attractive street in Clifton.

The rest of the attractive three storey property that is understood to be listed comprises of upper floors that have been sold off on a long lease for 999 years from 2022 and comprise of residential apartments.



ACCOMMODATION

All measurements are approximate

DESCRIPTION	M SQ	SQ FT
GROUND FLOOR		
SALES AREA	167.67	1,805
GENTS TOILET		
LADIES TOILET		
STAFFROOM		
BASEMENT		
TOTAL GROSS INTERNAL FLOOR AREA	85.37	919



TENURE

The property is offered for sale freehold under Title Number BL69656.

The shop unit and basement are offered for sale freehold with vacant possession and the upper floors of the property are sold subject to a 999-year lease from 1st of February 2002 at a peppercorn rent.

SERVICES

(not tested)

All mains services are understood to be connected to the property.



PRICE

Offers in the region of £750,000 (seven hundred and fifty thousand pounds) (exclusive).

VAT

The property is understood to be elected for VAT and therefore VAT is payable on the purchase price.

RATEABLE VALUE/EPC

RATEABLE VALUE	ENERGY RATING
RATEABLE VALUE: £55,500 RATES PAYABLE: £30,303	E (122)
 RATES	 EPC

PLANNING

The property is understood to be listed and the ground floor and basement are understood to benefit from planning consent for Use Class E of the Town and Country Use Class Order.

The upper floors are understood to benefit from planning consent for Use Class C3 (residential).


Prospective purchasers should rely on their own enquiries.

LEGAL COSTS

Each party are to be responsible for their own legal costs associated with the sale of the property.

LOCAL AUTHORITY

Bristol City Council
City Hall
PO Box 3399
Bristol
BS1 9NE

 0117 922 2000


 [BRISTOL CITY COUNCIL WEBSITE](#)




VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing please contact:

Commercial Department

 01743 450 700

 commercialmarketing@halls.gb.com

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