



UNIQUE
**LEISURE
/RETAIL**
OPPORTUNITY

86 QUEENS ROAD
CLIFTON BS8 1QU

TO LET
7,500 SQ FT

PRIME QUEENS ROAD FRONTAGE

EXTENSIVE FIRST FLOOR WITH
GLAZED GROUND FLOOR LOBBY

ADJACENT TO BRISTOL UNIVERSITY

WOULD SUIT SPECIALIST RETAIL,
GYM, RESTAURANT...

POTENTIAL FOR ALTERNATIVE USES

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CLIFTON BS8 1QU

No 86 Queens Road occupies an extremely prominent corner position, with unrivalled visibility to passing footfall and traffic.

Clifton's 'Triangle' is a vibrant destination for shoppers, diners, and partygoers. The property sits adjacent to the University's Beacon Building and occupiers include national retailers, gyms, restaurants, bars, and independent traders.

Clifton is a thriving suburb of Bristol, home to Bristol University and a popular retail and leisure destination for young families, students and working professionals. Its substantial office occupiers also support lunchtime and evening trade.



Occupational costs

Annual rent and service charge details are available on application to the agents.

Tenure

Available via a New Full Repairing & Insuring Lease for a term of years to be agreed.

Business Rates

The property has a current Rateable Value of £65,000. Interested parties are advised to make their own enquiries to establish the annual business rates payable.

Use

Use Class E (Previously, B1 Offices.)

EPC

Undergoing reassessment.

VAT

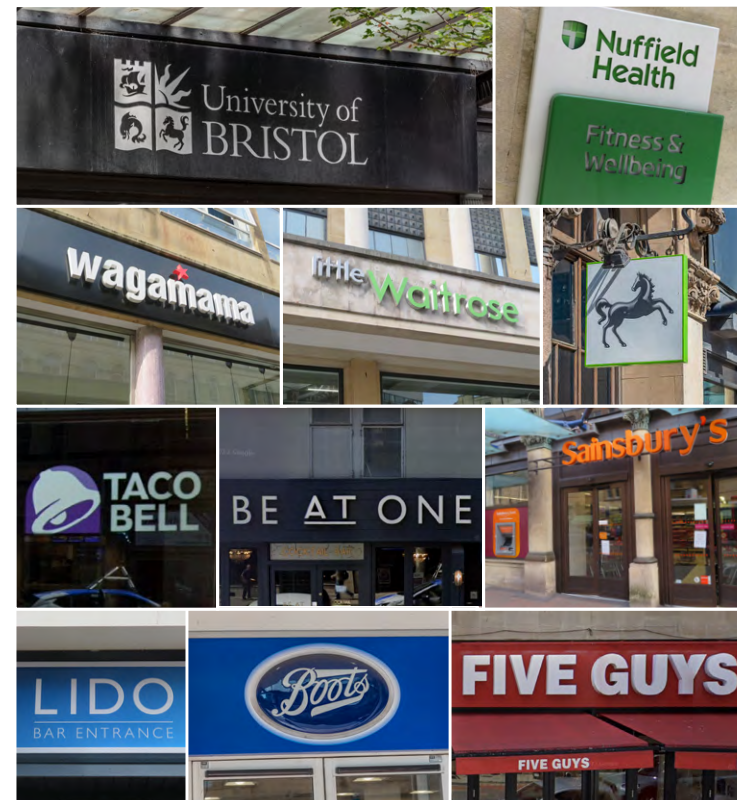
All figures quoted are exclusive of VAT.

Costs

Each party are to bear their own costs.

Important Notice. These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.

☑ Designed and produced by kubiakreative.com 235595 8/23



For Retail/Leisure enquiries:

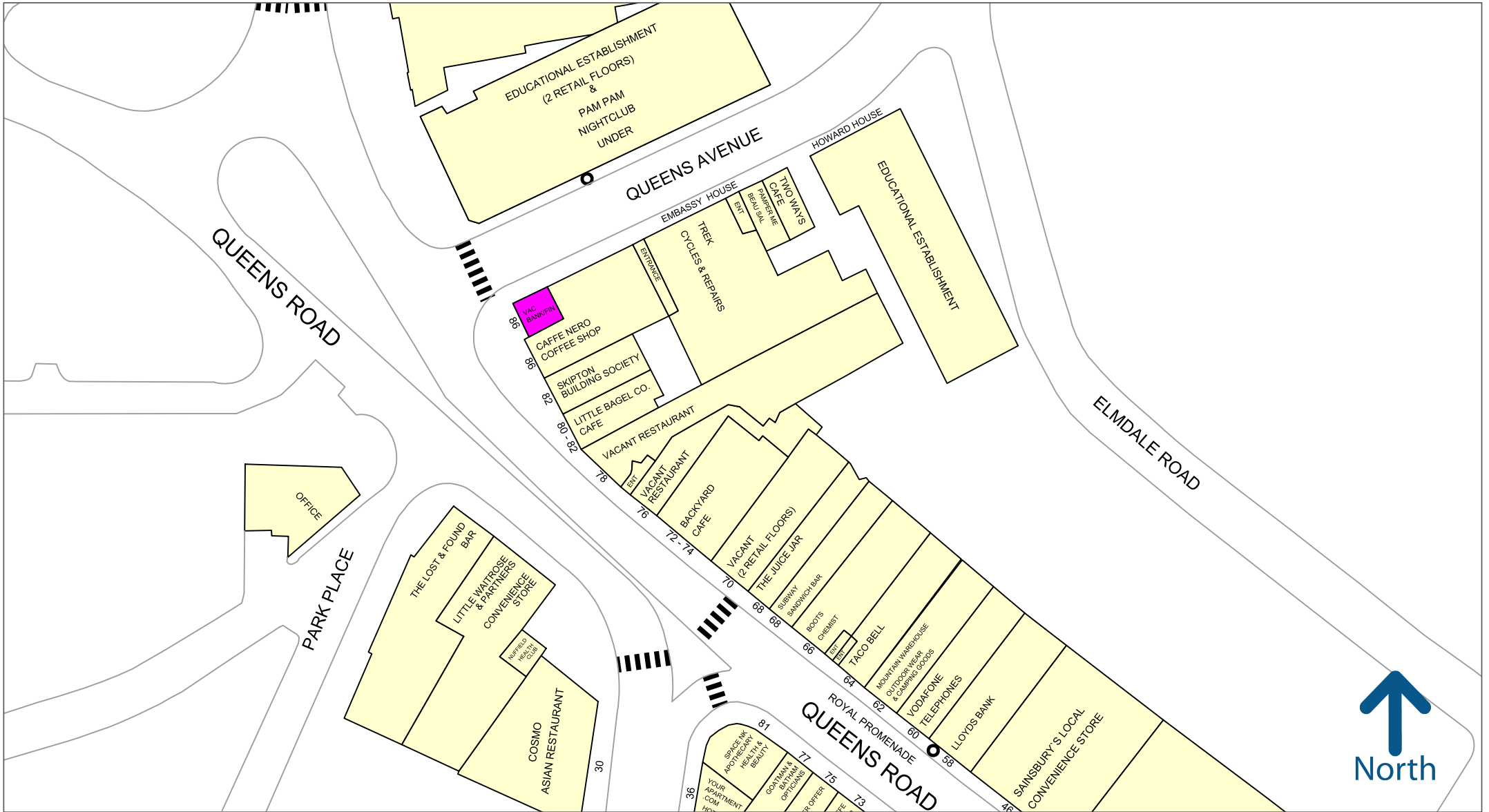


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50 metres

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