

TO LET: RETAIL/OFFICE UNIT IN CLIFTON VILLAGE

54 Princess Victoria Street, Clifton, Bristol, BS8 4BZ



- An exceptional unit positioned on the edge of a prime retailing pitch in the heart of Clifton Village
- High levels of passing vehicle traffic
- Ground floor premises. May suit various retail, office and commercial uses within Use Class E
- Quoting Rent £16,500 per annum, exclusive
- Approximately 703 sq ft (65.28 sq m) NIA



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Situated in the heart of Clifton Village, the property fronts on to the popular and bustling Princess Victoria Street. In close proximity to various independent and national traders including: Knight Frank, Coffee 1, Spicer and Cole, Crew, Zizzi, The Ivy, Savills, Maze and Co-op to name a few.

DESCRIPTION

Nestled within Clifton Village, the property comprises a ground floor retail unit split over three sections. With a glass frontage and a large glass pane to the side of the secondary sales room, the property is filled with natural light and further benefits from pendant and spotlights throughout. Finished with a mixture of slate tiles and laminate floors, the property has a single W.C. and a kitchenette. To the rear of the property is a side door which leads to a residential road. The premises has been fitted with an alarm. On street commercial parking permits may be available via application to Bristol City Council.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 703 sq ft (65.28 sq m).

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

Quoting £16,500 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £13,000. Tenants may therefore benefit from an element of small business rates relief.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

All prices are exclusive of VAT if applicable.

EPC

An Energy Performance Certificate can be made available upon request

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

July 2024



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