

# TO LET: RETAIL UNIT IN HEART OF CLIFTON VILLAGE

14 Princess Victoria Street, Clifton, BS8 4BP



- An exceptional unit positioned on the prime retailing pitch in the heart of Clifton Village in Bristol
- Very high levels of pedestrian footfall
- Ground floor and basement premises. May suit various retail and commercial uses within Use Class E
- Quoting Rent £30,750 per annum, exclusive
- Approximately 1,162 sq ft (107.95 sq m) NIA

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 **BURSTON  
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: Spicer and Cole, Crew, Chandos Deli, Zizzi, The Ivy and Co-op to name a few.

## DESCRIPTION

The property comprises a glazed retail unit with an open plan sales area to the front and further sales space to the rear which carry a wood effect floor. With a mix of recessed spotlights and pendant lighting, the property is bright throughout. The basement offers an additional tiled office space and a W.C. along with ample storage space.

The property benefits from air conditioning and heating. Historically, a bakery, we understand the property was once fitted with extraction. Interested parties are advised to make their own enquiries.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	753	69.95
Basement Floor	409	38.0
<b>Total</b>	<b>1162</b>	<b>107.95</b>

## 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 £30,750 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 £23,500.

## VAT

We have been advised that the property is not elected for VAT.

## EPC

The property has an energy performance rating of C (57).

## 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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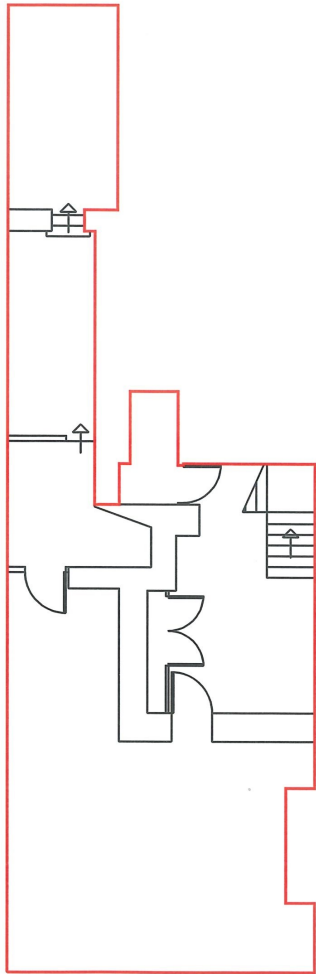
## SUBJECT TO CONTRACT

July 2024

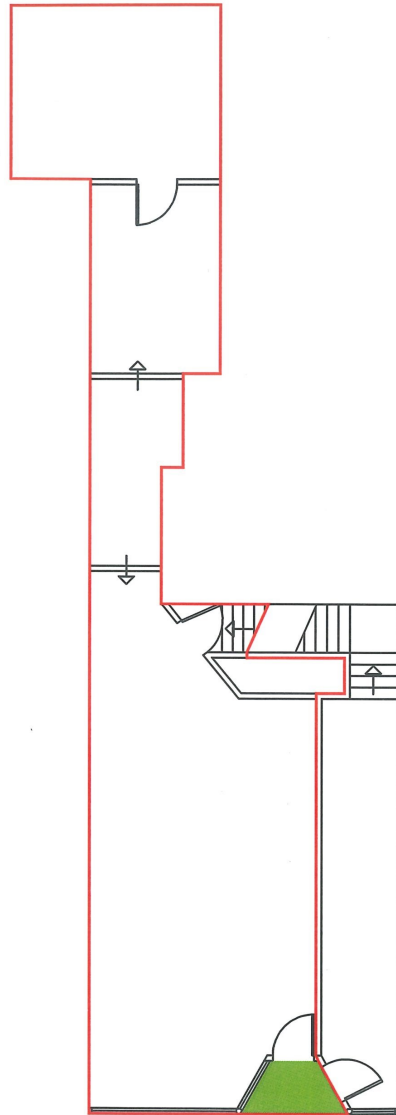


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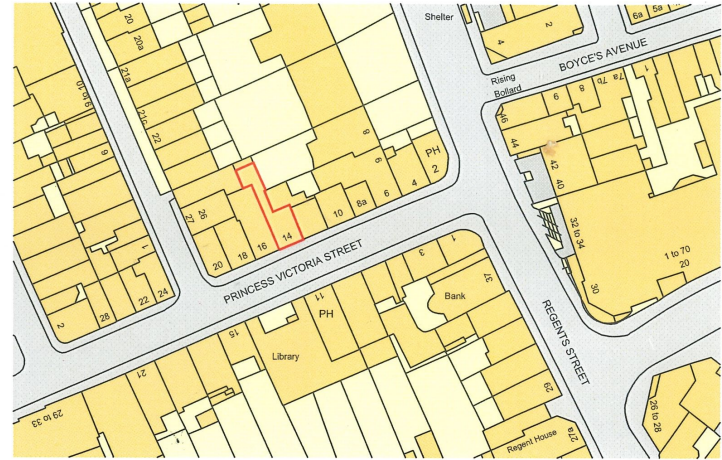




**BASEMENT FLOOR PLAN** scale 1:100



**GROUND FLOOR PLAN** scale 1:100



**SITE LOCATION PLAN** scale 1:1250



APPROX.