



11-13 Queens Road

Clifton, Bristol, BS8 1QE

Prime retail opportunity on Queens Road

4,757 sq ft
(441.94 sq m)

- High footfall location near to the University of Bristol campus, RWA and Bristol Museum
- Nearby occupiers include Browns, Amorino, Jimmy Fairly, Pret and Knoops
- Available by way of a new lease

Summary

Available Size	4,757 sq ft
Rent	Rent on application
Rates Payable	£29,040 per annum
Rateable Value	£60,500
VAT	Not applicable
EPC Rating	C

Description

The unit is arranged over ground floor and basement, providing a well configured layout suitable for a range of uses within Class E. The property benefits from an extensive frontage onto Queens Road, offering strong visibility to the busy Clifton Triangle.

Location

Bristol is one of the UK’s strongest regional cities, supported by a diverse economy, two major universities catering to 68,000 students and excellent transport links. The city’s established residential neighbourhoods, thriving cultural scene and year round visitor economy underpin consistently high footfall across its key commercial areas, reinforcing Bristol’s position as the South West’s leading retail and leisure destination.

Queens Road, which is locally known as Clifton Triangle, is one of Bristol’s busiest and most established trading positions in the city. The Triangle forms a key link between Clifton, Park Street and the city centre, benefiting from significant pedestrian and vehicular activity generated by nearby university buildings, offices, student accommodation and strong residential catchments. The immediate surroundings offer a vibrant mix of national operators, independent retailers, cafés and everyday services, creating a well established trading environment with excellent visibility and connectivity.

Accommodation

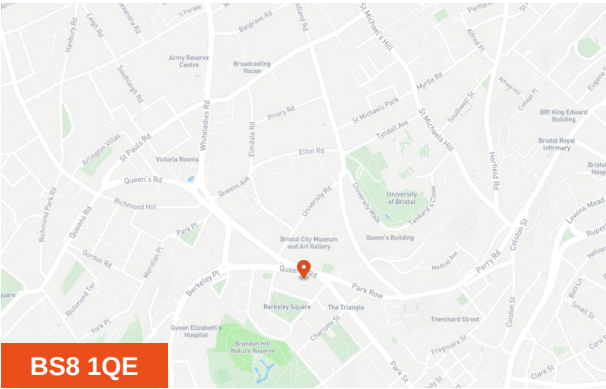
The accommodation comprises the following approximate GIA areas:

Name	sq ft	sq m	Availability
Ground	2,142	199	Available
Basement - Ancillary	2,615	242.94	Available
Total	4,757	441.94	

Viewings

Taunton is the county town of Somerset and serves as the region's principal retail, administrative and commercial centre. Benefiting from excellent road and rail connections, the town lies approximately 38 miles (61 km) south of Bristol and 26 miles (42 km) north-west of Exeter.

The property occupies a prominent position on the southern side of East Street, one of the town centre's established retail pitches. It is situated within a short walk of both Orchard Shopping Centre and County Walk Shopping Centre, placing it in the heart of Taunton's prime retail core and amongst a wide range of national and independent



Viewing & Further Information

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