

40-42 Queens Road, Clifton, Bristol

A landmark unit in a prominent corner position with potential for retail, café, office, restaurant or bar uses.

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RECONFIGURATION
WORKS NOW
COMPLETED



TO LET 4,490 SQ FT / 417.12 SQ M

40-42 Queens Road, Clifton

Clifton is the **most affluent suburb of Bristol**. The intersection of Queens Road and Triangle West forms what is locally referred to as 'The Triangle' which is both a **cultural and entertainment hub** for locals. The Wills Memorial Building is the main campus of the University of Bristol.

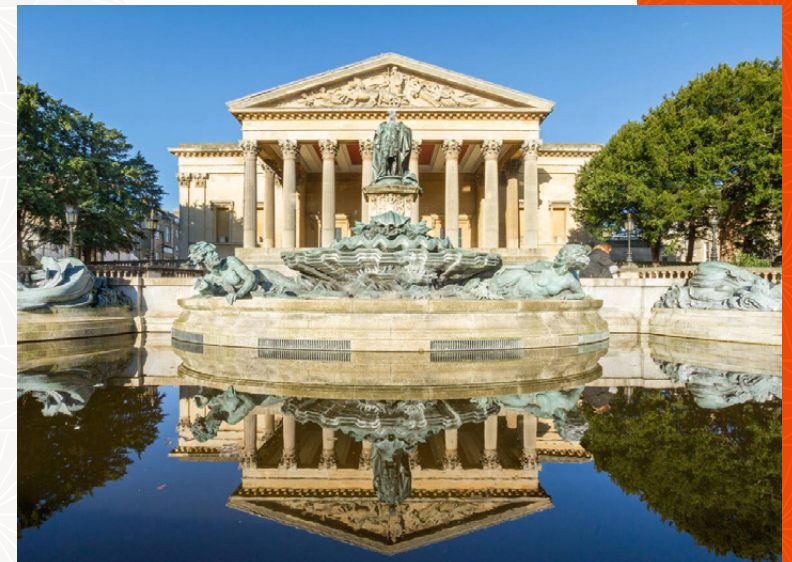
- **Prominent corner building in prime Clifton location**
- **Nearby occupiers including, Sainsburys, Waitrose, Browns, Boots, Greggs, Wingstop, Pret and Five Guys**
- **High footfall location near to the University of Bristol campus, RWA and Bristol Museum**

Bristol has an estimated **population of 472,400** and is **forecast to increase by 21%** by 2041. Significantly higher than the national average of 12%. The employment rate in Bristol is among the highest in the UK.

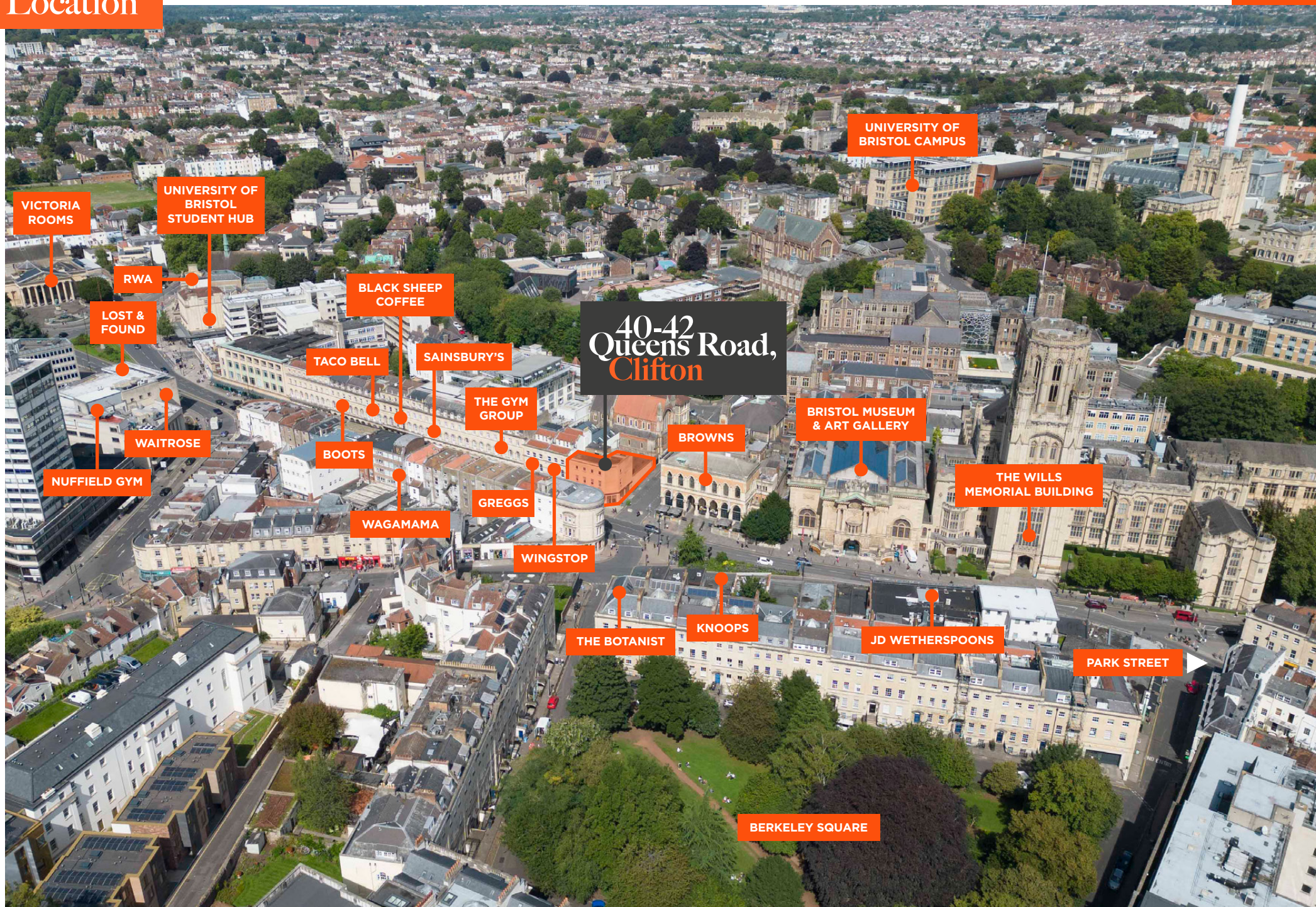
The city benefits from **two major universities** - The University of Bristol and University of the West of England comprising c. **68,000 students**, representing an impressive 44% increase compared to ten years earlier. The city has **significant growth aspirations** targeting 79,000 students by 2029/2030.



Prime
Clifton
Location



Location



Clifton Triangle

The Triangle, is a prominent and energetic leisure destination, **forming a key link between Clifton, Park Street and the city centre**. Consistently **high pedestrian footfall** driven by a **dense mix of students, office workers, residents and visitors**.

An established and **proven location for restaurant operators**. The pitch is defined by a compelling mix of national and high-quality independent brands including **Five Guys, Taco Bell, The Lost & Found, Juice Jar, Little Waitrose, Spicer & Cole, Black Sheep Coffee** and **Knoops**.

A significant driver of footfall is the **University of Bristol**, with multiple academic buildings nearby and the **University of Bristol Student Hub** at Beacon House. Strong weekday daytime trade alongside a **lively evening and weekend scene**.

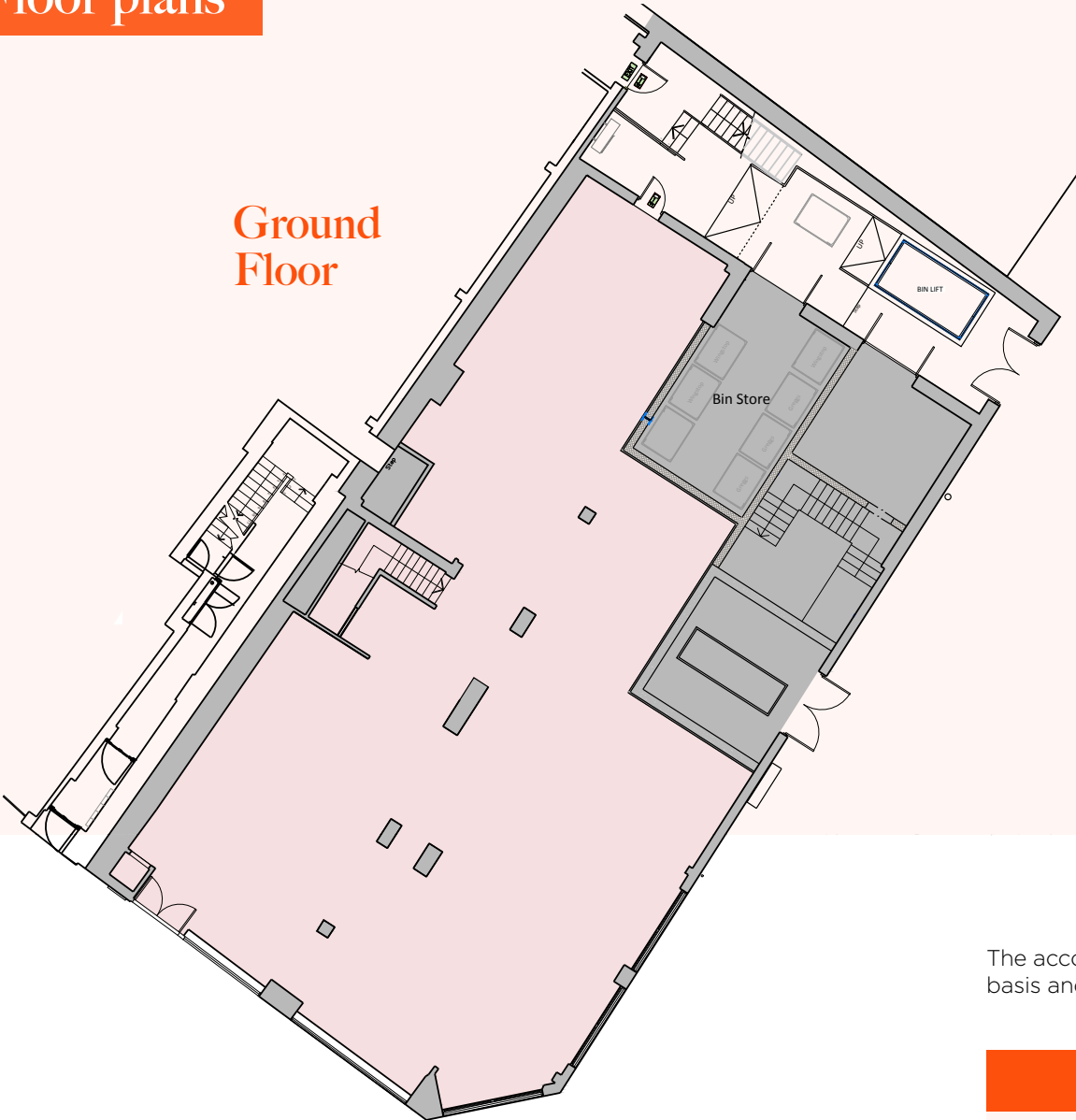
The area is further reinforced by major cultural and leisure attractions including the **Royal West of England Academy (RWA), Bristol Museum & Art Gallery, the Wills Memorial Building**, and the open amenity of **Brandon Hill** and **Cabot Tower**.



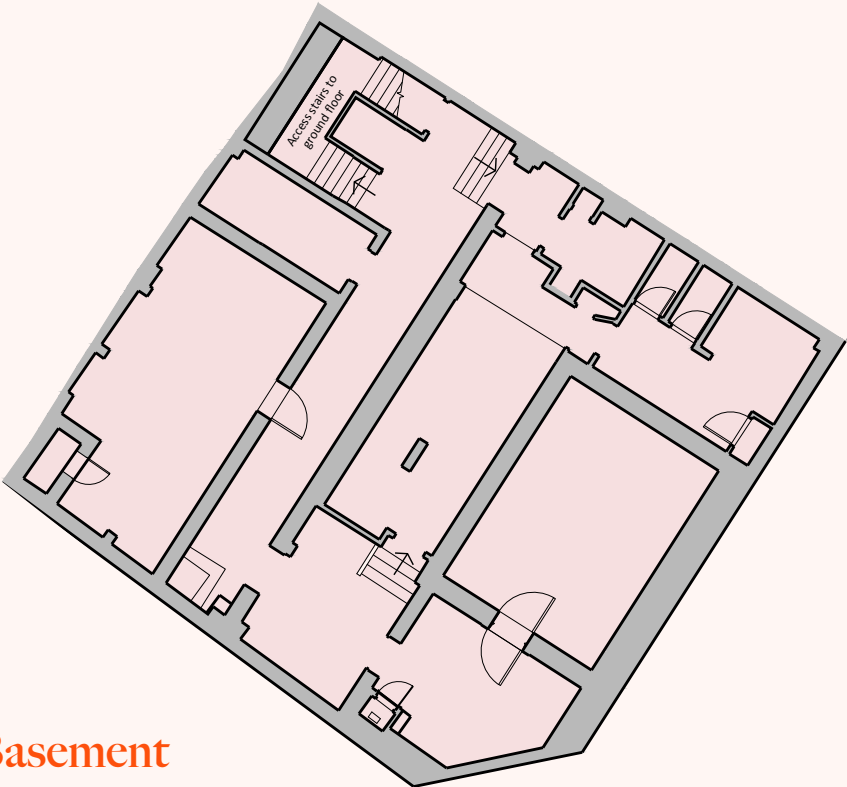
40-42
Queens Road,
Clifton

Floor plans

Ground Floor



Basement



40-42
Queens Road,
Clifton

The accommodation has been measured on a NIA basis and comprises the following approximate areas;

	SQ FT	SQ M
Ground Floor	2,890	268.48
Basement	1,600	148.64
TOTAL	4,490	417.12



SAT NAV: BS8 1BF

40-42 Queens Road, Clifton

LEASE TERMS

New effectively FRI lease via a service charge.

RENT

On application.

BUSINESS RATES

To be reassessed.

VAT

Applicable. All prices are quoted exclusive of VAT

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

For inspections and further information please contact the joint agents.

**Hartnell
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