PRIME SHOP - LEASE FOR SALE

11-13 QUEENS ROAD CLIFTON BRISTOL BS8 1QE

bf
brasier freeth

11-13 QUEENS ROAD CLIFTON, BRISTOL

BS8 1QE

Retail Opportunity

LEASE FOR SALE

LOCATION

Bristol city is located in the south west of England. One of the UK's core cities, Bristol is the 8th largest with an estimated population of approximately 500,000.

The city lies approximately 120 miles west of London, 80 miles south of Birmingham and 78 miles north east of Exeter.

Bristol benefits from excellent road communications being situated at the junction of the M4 and M5 and accessible to London by train linking to Paddington in approximately 1 hour 40 minutes.

Queens Road is a busy well established shopping destination with a range of quality operators including Waitrose and Sainsbury's as well as many upmarket retailers such as James Fairley, Jigsaw, Ace & Tate, Vivo Barefoot, Patagonia, Finisterre located on Park Street.

The property is directly opposite the main entrance to Bristol University and popular to both students and visitors with a number of bars, restaurants and coffee shops including, JD Wetherspoon, Pret A Manger, Browns, Pizza on the Park, Kokoro, Blank St Coffee.

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DESCRIPTION

The demised area is arranged over ground floor sales with basement area for staff and storage. Currently trading as a fully fitted coffee shop with kitchen prep area, customer WC's and staff welfare. Offering an extensive frontage onto Queens Road.

ACCOMMODATION

The property has the following approximate areas and dimensions:

Internal Width (max)	12.10 m	39 ft 8 ins
Shop Depth	17.40 m	57 ft 1in

Floor	*Size Sq.m*	*Size Sq.ft*
Ground Floor	188.00	2,024
Basement	147.92	1,592
Basement Anc	35.50	382
Total	**371.42**	**3,988**

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LEASE

Held on an effectively FRI lease via a service charge for a term of 10 years expiring 8 January 2027 inside the provisions on the Landlord & Tenant Act at a passing rent of £130,000 per annum exclusive.

TERMS

Offers invited.

EPC

Further details available upon request. C 68.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £60,500.

For rates payable please refer to the Local Charging Authority, Bristol City Council - 0117 922 2050.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

CONTACT

GET IN TOUCH

Anthony Appleby

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anthony.appleby@brasierfreeth.com

Viewings - Please note

This store is trading and staff are unaware of the impending disposal. Therefore all viewings must strictly be made by appointment only via Brasier Freeth.

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

Bristol - Queens Road (Organisation)

Modified: 05-May-26 09:06:56 / Surveyed: 29-May-25

Experian Goad Plan Created: 05/05/2026

Ordnance Survey

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