



MAGGS & ALLEN

55 QUEENS ROAD
CLIFTON, BRISTOL, BS8 1QQ

£60,000 Per Annum

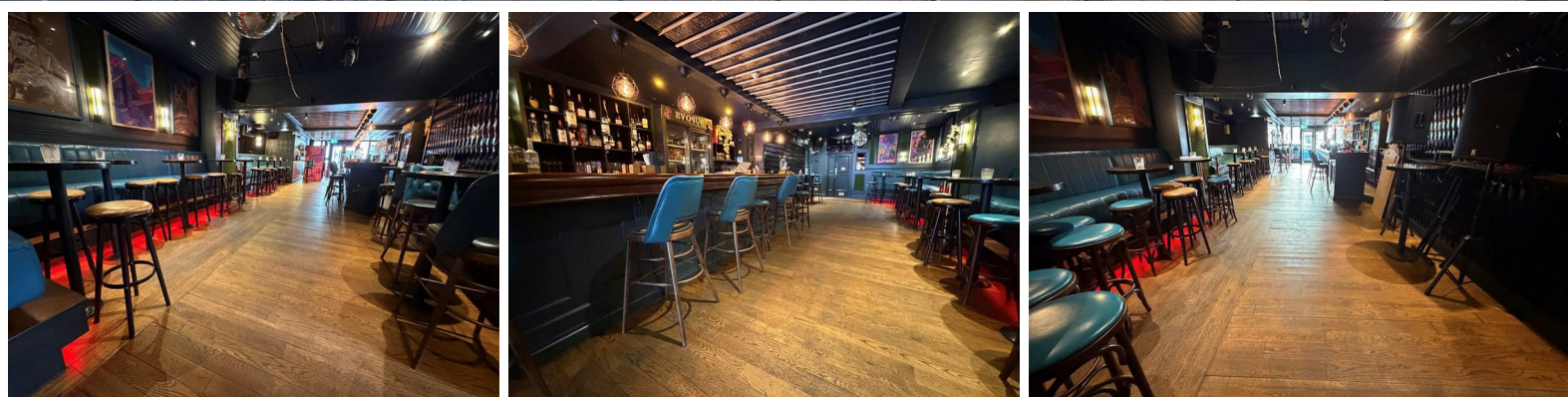
- Licensed Premises
- Retail Area of Approx. 1,035 ft²
- Additional Basement Stores
- Courtyard Garden
- Would Suit Alternate Uses
- Clifton Triangle
- New Lease Available



Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk



DESCRIPTION

A fully fitted bar of approximately 1,035 ft² with additional basement stores and toilets, and an enclosed rear courtyard garden. The unit was previously trading as Be At One and benefits from an alcohol Premises License, but would also suit alternative uses such as retail. The premises is well presented and predominantly open plan with a partitioned kitchen to the rear and is located in a highly desirable trading position on Queens Road/Clifton Triangle.

LOCATION

The unit is positioned in a bustling trading position on Clifton Triangle. Neighbouring occupiers include Greggs, Wing Stop, Anytime Fitness, Five Guys, and Sainsburys.

BUSINESS RATES

The Rateable Value with effect from 2026 is: £36,500.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: To be confirmed.

VAT

All figures quoted are exclusive of VAT. However, we understand the unit is not opted for VAT.

LEASE DETAILS

The premises is available to let on a new effectively fully repairing and insuring basis. Each party to incur their own respective legal fees.

FLOOR PLAN

The floor plan and floor areas are provided for indicative purposes only and should not be relied upon.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VIEWINGS

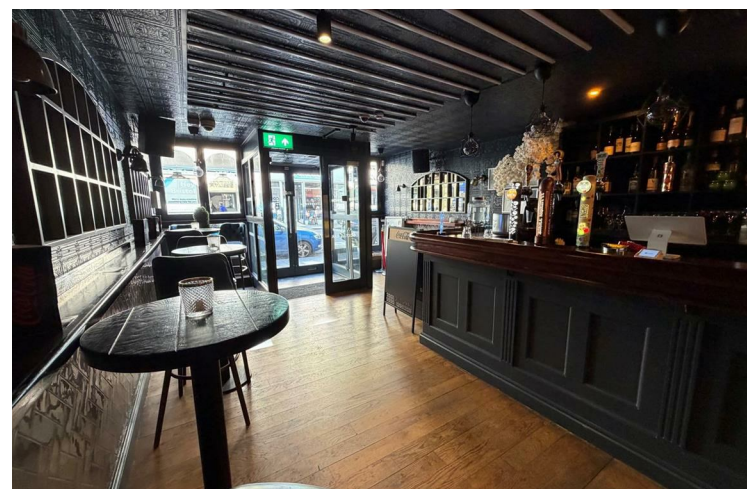
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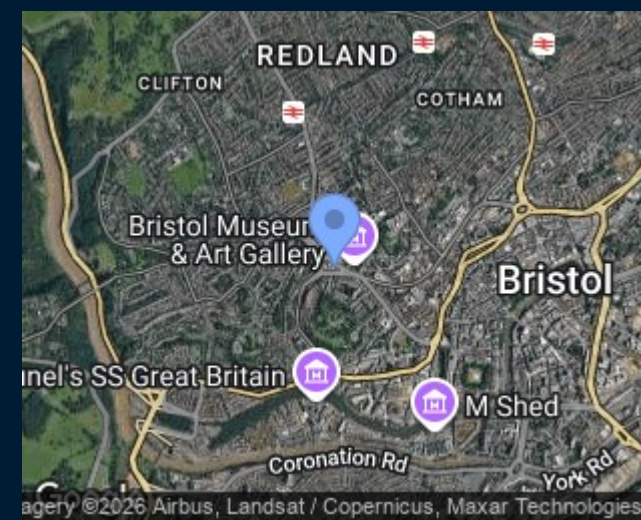
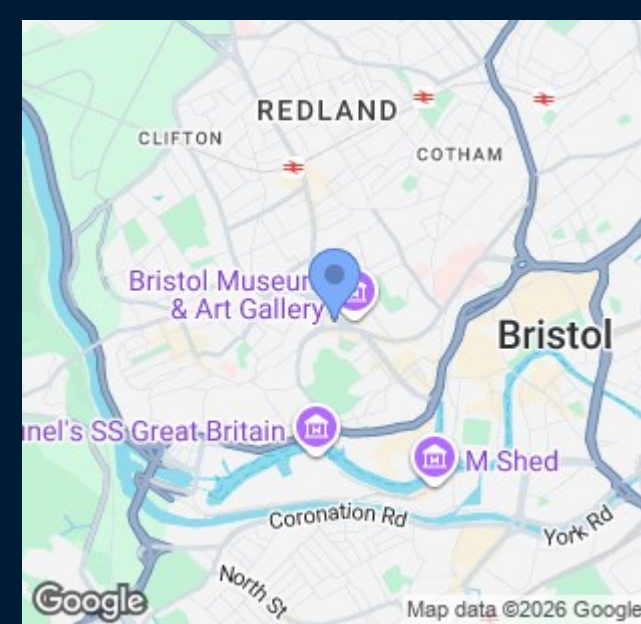
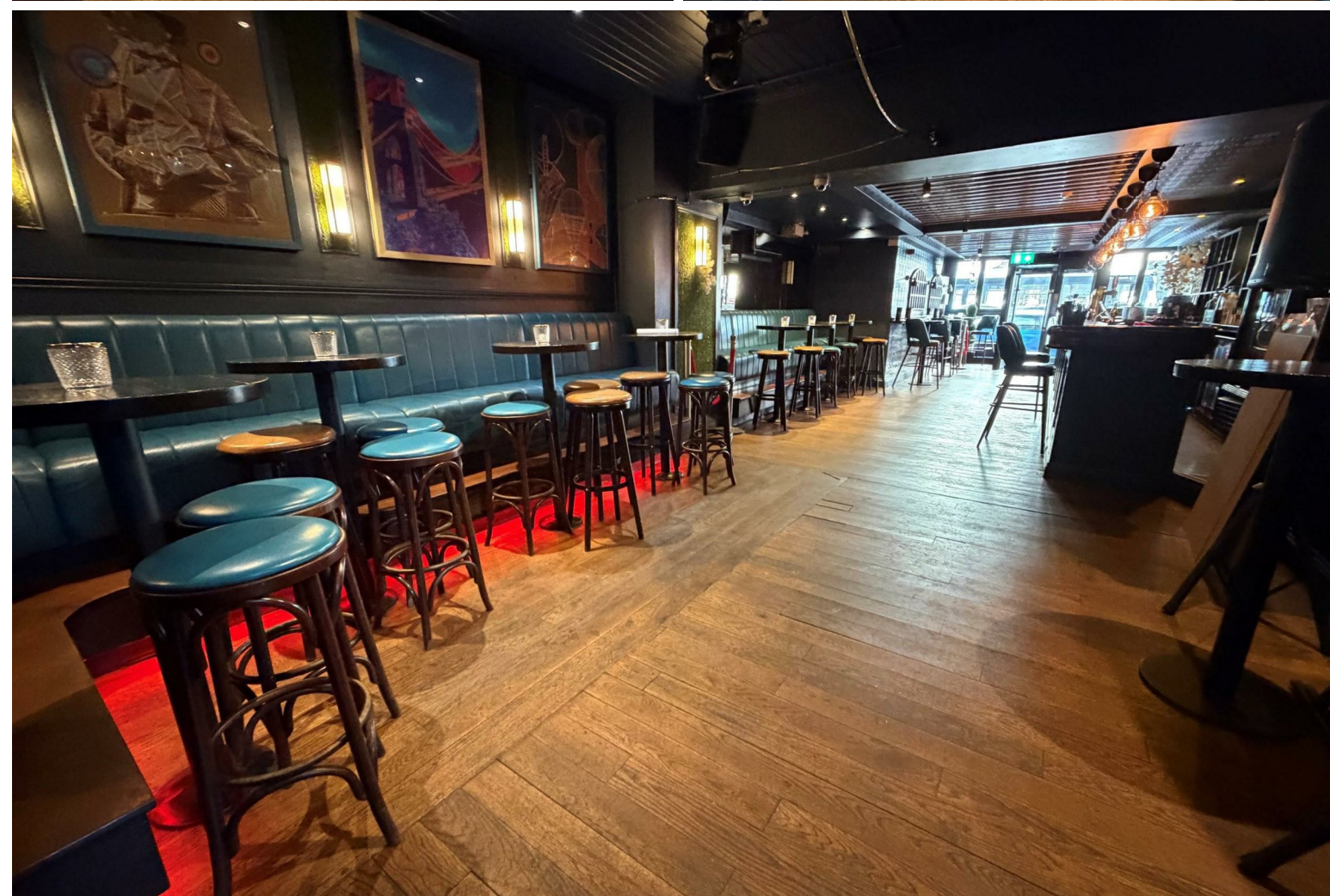
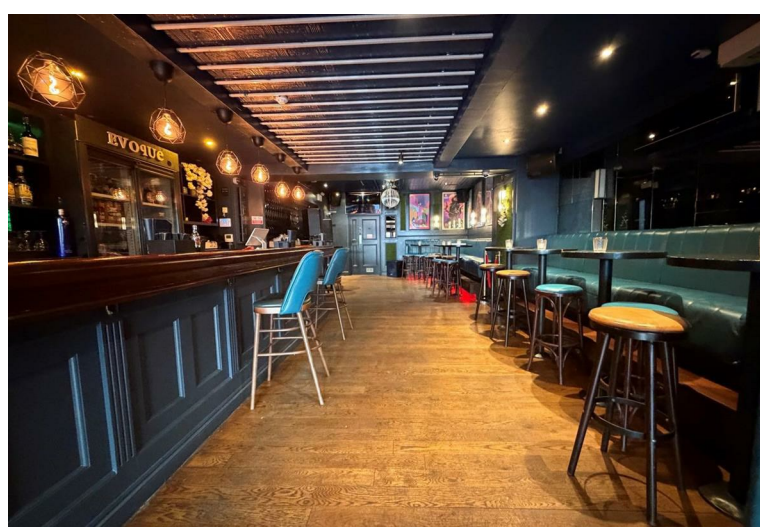
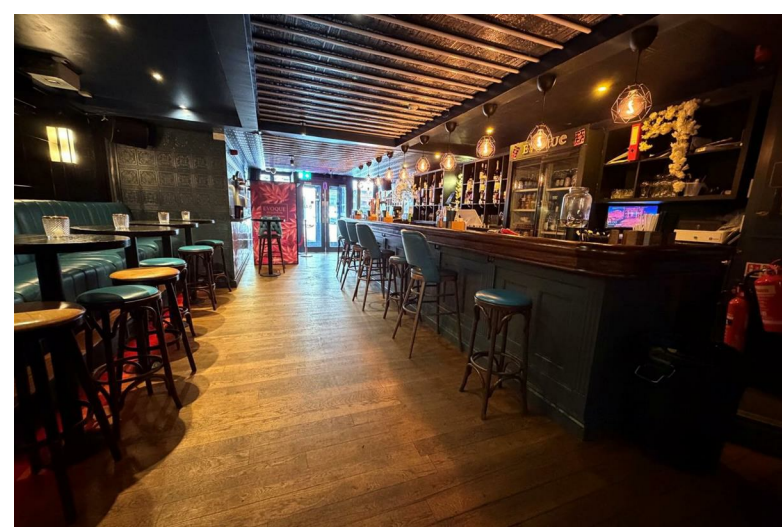
CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

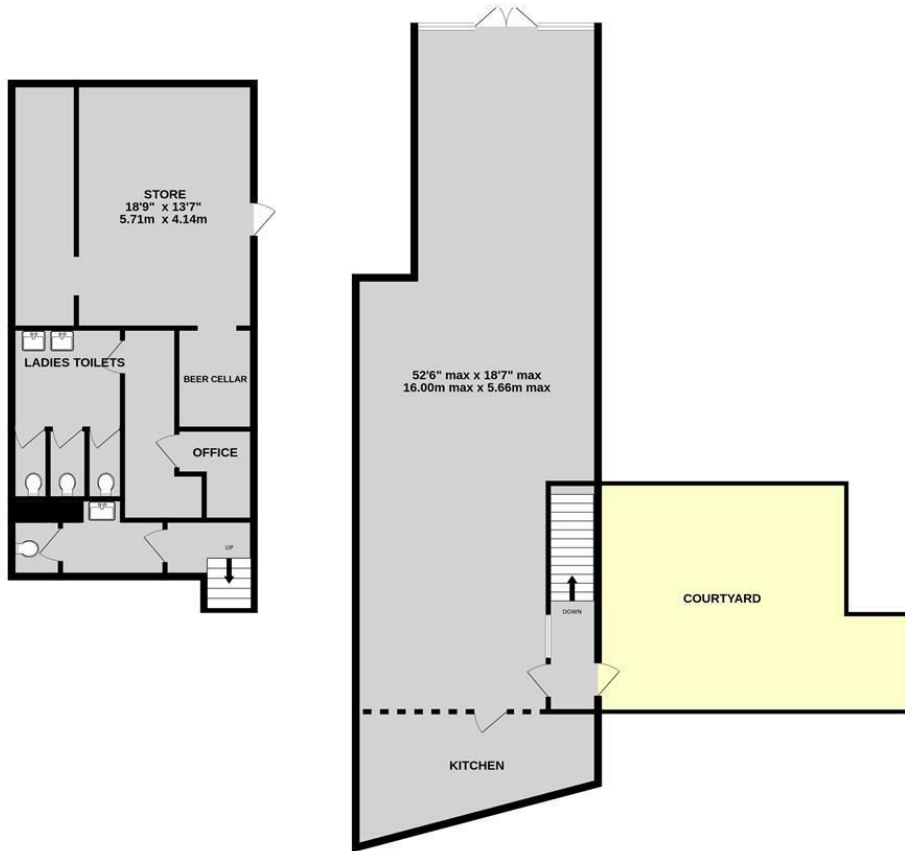




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

BASEMENT
703 sq. ft. (65.3 sq.m.) approx.

GROUND FLOOR
1035 sq. ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq. ft. (161.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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