



SHOP TO LET
33 PRINCESS VICTORIA STREET
CLIFTON VILLAGE
BRISTOL

NEW LEASE

Location

This ground floor shop with remote storage is in a strong retail pitch, in the heart of Clifton Village, at the junction of Princess Victoria Street and The Mall..

'The Village' is a thriving, historic retail and leisure destination in Bristol's most desirable residential location, boasting a host of boutique and independent retailers, coffee shops and restaurants.

Famous attractions such as the Suspension Bridge, Clifton Arcade and The Observatory attract many tourists and create a unique trading environment for occupiers such as **The Ivy**, **Mint Velvet** and **Bosco**.

Description

The property will be offered in a condition of good repair. It is currently occupied for use as a coffee shop, but any other retail uses will be considered.

Accommodation

The property is adjacent to **Zizzi's** and comprises a ground floor shop with a remote basement level store. Currently fitted as a coffee shop, it extends to the following approximate areas:

Ground Floor Sales	67.8 sq m	730 sq ft
First Floor Ancillary	12.6 sqm	136 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Date prepared: March 2026. Subject to Contract

Commencing Rental

Rental offers for the whole, are invited in the region of £29,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £25,500

Rates Payable (2026/7) - £9,741

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property has Class E consent.

Energy Performance

The property has a B 47 rating.

Costs

Each party shall be responsible for their own costs.

Viewing Strictly by appointment

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Anti Money Laundering checks will apply to all interested parties.

