

15 – 19 Queens Road  
**Clifton, Bristol, BS8 1QE**



Wetherspoon anchored leisure asset opposite Bristol University  
WAULT to break of over 12 Years.

**GCW.**



## Key Investment Overview.

- Bristol is ranked in the top UK Retail Centres
- Clifton is Bristol's most affluent thriving suburb
- Located in the heart of Clifton's leisure pitch, opposite Bristol University
- 60% of income let to Wetherspoon, lease expiring June 2035
- WAULT of over 12 years to lease break
- Rebased rents and part indexation
- Freehold

**£2,950,000**

reflecting

**8.00% NIY**

&

**£124 psf**

Capital value

(Subject to contract and exclusive of VAT).





# Clifton.

CLIFTON IS  
**BRISTOL'S MOST  
AFFLUENT SUBURB,**  
SUPPORTED BY  
THE UNIVERSITY OF  
BRISTOL



**52,000  
STUDENTS  
ACROSS 3  
UNIVERSITIES**

AFFLUENT  
CATCHMENT  
POPULATION OF  
**68% AB C1** vs UK  
AVERAGE OF 52%



BRISTOL HAS UK'S  
**7TH HIGHEST GDP AT**

**£17BN**

**BRISTOL MUSEUM &  
ART GALLERY**  
RECEIVES 450,000  
VISITORS ANNUALLY



**LOW  
UNEMPLOYMENT  
RATE OF**

**4%**



**282,000  
CATCHMENT  
POPULATION  
WITHIN 10-  
MINUTE DRIVE**

**14-MINUTE  
WALK  
TO CLIFTON  
DOWN  
STATION**



**MORE THAN  
16,000 VEHICLES  
TRAVEL DOWN  
QUEENS ROAD  
DAILY**

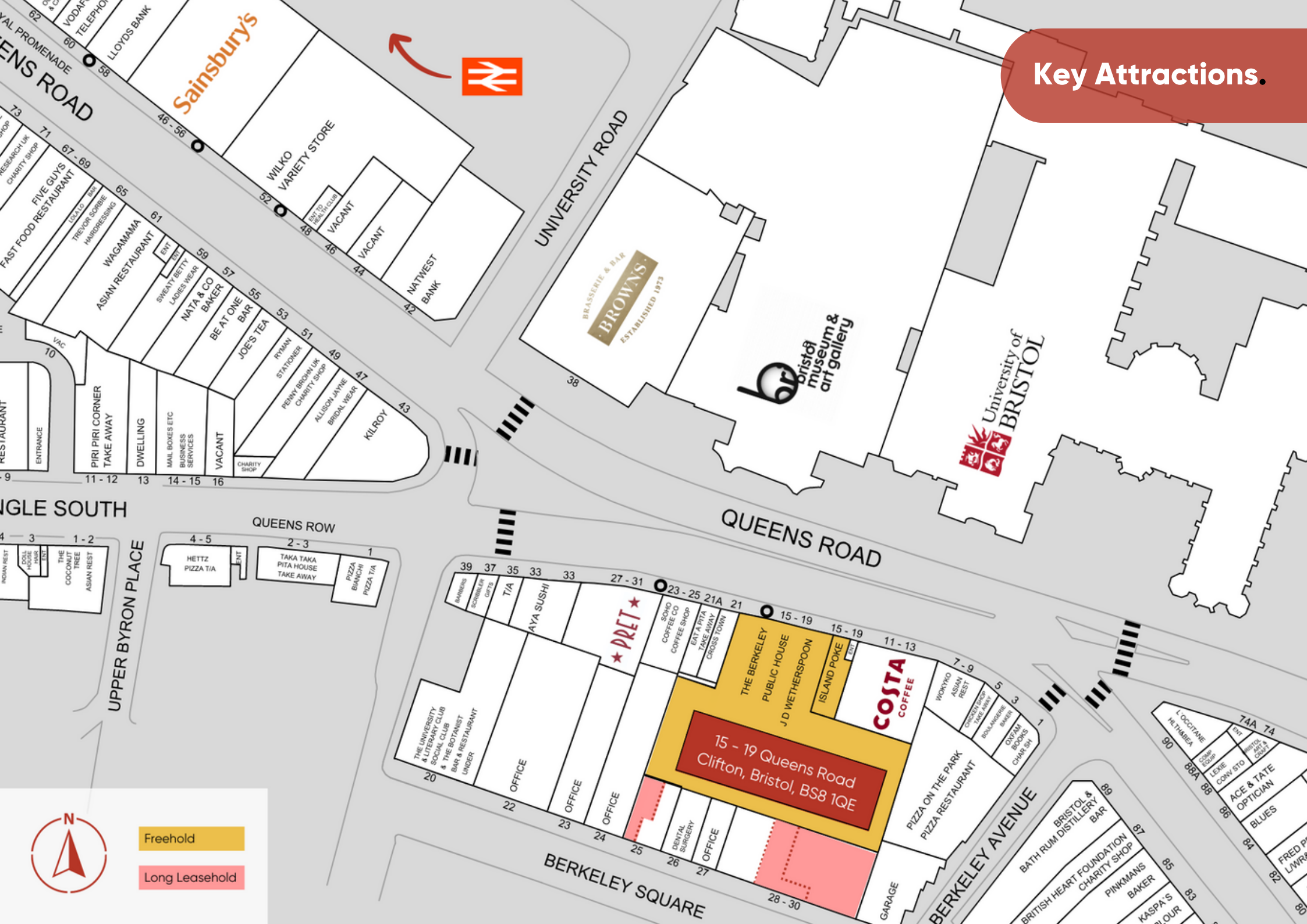


Local Area.





# Key Attractions.





# Tenancy & Accommodation.

ADDRESS	TENANT	LEASE START	LEASE EXPIRY	RENT	SIZE SQ FT	NEXT REVIEW	COMMENTS
Unit 2, 15-19 Queens Road (plus supplemental lease at peppercorn)	J D Wetherspoon PLC	29/06/1995	28/06/2035	£150,000	11,572	25/12/2024 & every 5 years thereafter	
1st Floor 15-19 Queens Road (part 2nd floor in supplemental lease at peppercorn)	Allstars (Taunton) Limited	03/06/2023	02/06/2038	£77,500	11,022	03/06/2028 & 03/06/2033	CPI (0 - 5%) linked reviews
Unit1, 15-19 Queens Road	Island Poke Limited	23/06/2023	22/06/2033 (TOB - 23/06/2028)	£30,000	1,178	23/06/2028	6 months rent free to be topped up by vendor. A further 3 months if break not exercised.
Head Rent	LLH Interest	-	-	(£6,000)	-	-	-
TOTAL INCOME				£251,500	23,772		



“  
WAULT to  
break of over  
12 years  
”



## Proposal.

Offers in excess of  
**£2,950,000**

Purchase at this price would reflect

**8.00% NIY**

&

**£124 psf**

Capital value

Subject to contract and exclusive of VAT.  
Allowing for purchasers' costs of 6.44%.  
This will be treated as a TOGC.

## Tenure.

15-19 Queens Road is  
held **Freehold**.

Within 25-30 Berkeley  
Square are sub-  
basements held on  
Long Leaseholds.





## Contact Details.

For further information please contact:



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