



PRIME SHOP TO LET

164 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2XZ



- **SITUATED IN THE ESTABLISHED AND POPULAR RETAILING AREA OF WHITELADIES ROAD**
- **CIRCA 733 SQ FT (68 SQ M)**
- **ONLY £18,750 PER ANNUM, EXCLUSIVE**
- **FLEXIBLE LEASE TERMS AVAILABLE**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

The property is situated fronting on to Whiteladies Road in a prime Clifton location and is a main arterial route to the city centre from the North West of the city.

Whiteladies Road is an established and popular retailing pitch, serving the densely populated and upmarket residential areas of Clifton and Redland.

DESCRIPTION

The property comprises a ground floor retail unit fronting on to Whiteladies Road providing an open plan sales area with additional storage to the rear. The unit also benefits from a rear yard, WC and kitchen facilities.

PLANNING

We understand that the premises benefits from having A1 retail use, however, due to its size and location, it would suit other uses.

The premises are available by way of a new internal, repairing and insuring lease with a fixed contribution each year towards external and structural repairs in the sum of £9,000 per annum, exclusive.

ACCOMMODATION

From measurements taken on site, the unit provides the following net internal areas: -

Ground Floor Sales	556 sq ft	(51.67 sq m)
Rear Stores/Staff area	117 sq ft	(16.5 sq m)
Total	733 sq ft	(68.1 sq m)

TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£18,750 per annum, exclusive.

BUSINESS RATES

We have been advised that the current rates payable from April 2010 will be approximately £6,417 per annum, exclusive, however, ingoing occupiers may benefit from small business rate relief, reducing the rates payable. Interested parties are advised to verify the actual rates payable with Bristol City Council or at www.voa.gov.uk.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after 4th January 2009.

VAT

All rentals quoted are exclusive of VAT, if applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: David Ball BA MSc (Hons) or Andrew Oliver MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JULY 2010

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.