

Chartered Surveyors
& Commercial Property Consultants

Partners

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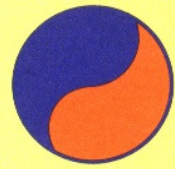
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BURSTON COOK

TO LET

PRIME RETAIL UNIT

BUSY AND PROMINENT WHITELADIES ROAD

LOCATION

**91A WHITELADIES ROAD,
CLIFTON, BRISTOL, BS8 2NT**



- **PROMINENT RETAIL UNIT BENEFITTING FROM PRIME WHITELADIES ROAD POSITION**
- **FITTED TO A HIGH STANDARD**
- **CURRENT RENTAL OF ONLY £14,500 PER ANNUM, EXCLUSIVE**
- **NO PREMIUM**
- **RARE OPPORTUNITY TO SECURE AN AFFORDABLE RETAIL UNIT ON WHITELADIES ROAD**

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 very prominently located in a prime location fronting onto Whiteladies Road and the zebra crossing with busy pedestrian footfall.

Whiteladies Road is an established retail and leisure location serving the densely populated and upmarket residential areas of Clifton and Redland and the business/commercial occupiers within the immediate locality.

Business occupiers in the locality include BBC, a variety of BBC related and film production companies and numerous professional organisations, including surveyors, estate agents, solicitors, accountants to name but a few.

DESCRIPTION

The property provides a high quality retail unit that has recently undergone a high quality refurbishment by the existing occupier that will benefit and provide significant cost savings to any in-going tenant.

The property is arranged with a main front sales area and additional sales area to the rear. Further the rear provides additional office accommodation, stores, kitchen and WC facilities.

ACCOMMODATION

The retail unit provides a sales area of approximately 320 sq ft (29.7 sq m) plus ancillary accommodation to include offices/stores of approximately 434 sq ft (40.3 sq m)

TENURE

The property is available by way of an assignment of the existing lease held for a term of five years from 22nd July 2011 incorporating a tenants break option at the end of the third year of the term and subject to an upwards only rent review at the end of the third year of the term.

The lease is subject to a fixed service charge contribution towards services, maintenance and repairs of the structural exterior of the building amounting to £1,000 per annum with annual RPI increases. This will benefit any in-going tenant who will have the comfort of a fixed service charge contribution rather than risking a potential large one off payment during the lease term.

RENTAL

Year 1	£14,500 per annum, exclusive
Year 2	£15,000 per annum, exclusive
Year 3	£16,000 per annum, exclusive

NB: The lease is subject to an upwards only rent review at the end of the third year of the term.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

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

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JANUARY 2012

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.