

Chartered Surveyors
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BURSTON COOK

TO LET

**111 WHITELADIES ROAD,
CLIFTON, BRISTOL, BS8 2PB**

***“EXCELLENT OPPORTUNITY TO RENT IN PRIME CLIFTON
RETAIL LOCATION”***



- **SHOP TO LET**
- **CIRCA 967 SQ FT (90 SQ M)**
- **SITUATED IN THE ESTABLISHED AND POPULAR RETAILING AREA OF WHITELADIES ROAD**
- **EXCELLENT DECORATIVE ORDER WITH HIGH QUALITY FINISHES**
- **ASSIGNMENT OF EXISTING LEASE**

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. The unit benefits from a prominent location on one of the busier parts of Whiteladies road, opposite Clifton Down shopping centre and with nearby occupiers including Abbey Bank, Boots, Subway and Coral together with the wide variety of cafes, restaurants and other leisure uses.

DESCRIPTION

The property comprises a ground floor retail unit with a large sales area and additional rear ancillary accommodation for storage, office accommodation, kitchen and Wc facilities.

The property is in excellent decorative order and benefits from high quality finishes such as stripped wood flooring, painted plaster walls and modern spot lighting.

ACCOMMODATION

The accommodation provides the following net internal areas: -

Gross Frontage	24' 0"	(7.31 m)
Net Frontage	19' 6"	(5.94 m)
Internal Width	19' 6"	(5.94 m)
Build Depth	51' 9"	(15.77 m)
Ground Floor Sales	706 sq ft	(65.7 sq m)
Ground Floor Store	182 sq ft	(16.9 sq m)
Ancillary Mezzanine	79 sq ft	(7.4 sq m)
Total	967 sq ft	(90.0 sq m)

TENURE

The property is offered to let by way of an assignment of the existing 15 year effectively full repairing and insuring lease from September 2006, subject to five yearly rent reviews and a 10 year tenant break option.

RENT

£30,000 per annum exclusive.

RATES

The rates payable from April 2010 will be approximately £8,652.00. 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.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of the common costs in respect of maintaining, heating and lighting the building, etc.

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 APRIL 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.