



195-197 WHITELADIES ROAD

Ground floor commercial premises 430sq.ft (39.95sq.m)
195-197 Whiteladies Road, Clifton, Bristol, BS8 2SB

TO LET





195-197
WHITELADIES ROAD

PROMINENT WHITELADIES ROAD LOCATION WITH EXCELLENT FRONTAGE

- Busy and vibrant location
- Self contained refurbished commercial unit available
- Toilet and capped services in situ
- NEW LEASE

LOCATION

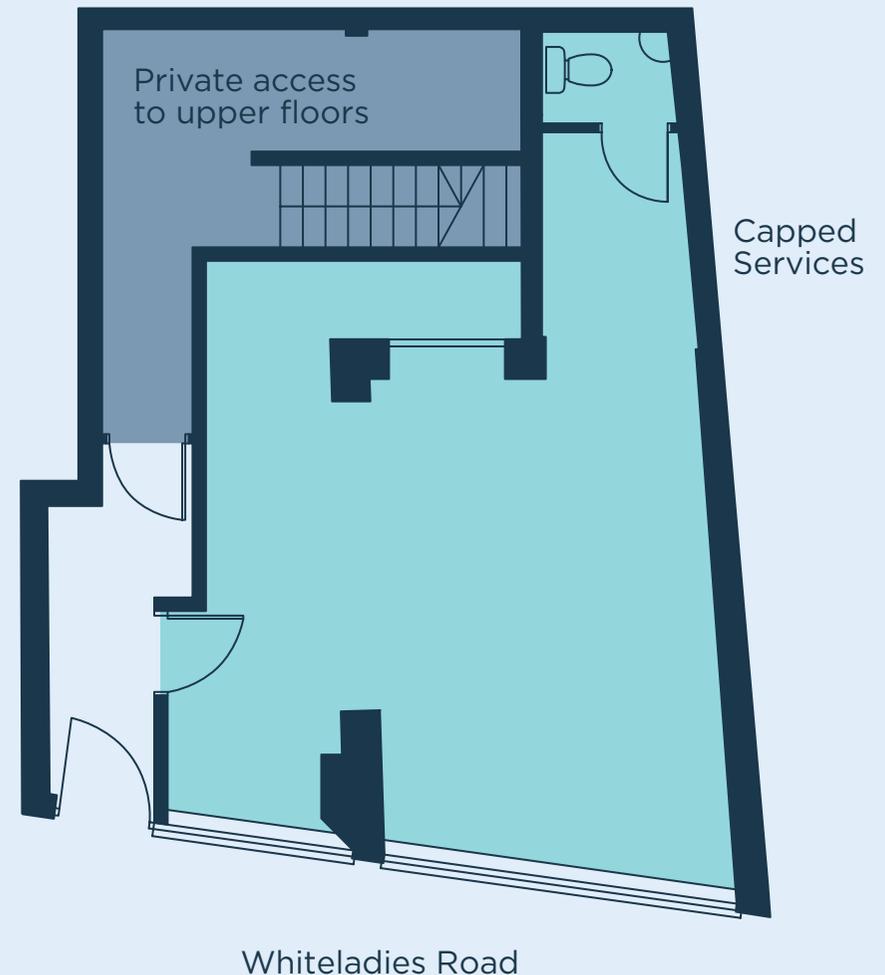
The property occupies a prominent location situated at the top of Whiteladies Road within a popular and established retailing location serving the upmarket residential suburbs of Clifton, Redland and Sneyd Park and within 100m walk of Bristol's infamous Durdham Downs. The property benefits from a high level of footfall and traffic due to the residential, office and leisure uses surrounding this vibrant section of Whiteladies Road.

DESCRIPTION

The property comprises a prominent, doubled fronted ground floor retail unit. The refurbished unit benefits from new paint covered plastered walls, suspended ceilings with recessed anti-glare lighting. There is a WC facility and capped services in situ.

ACCOMMODATION

The property comprises the following approximate net internal areas:
Ground Floor Sales Area provides an approximate Net Internal Area of 430sq ft (39.95 sq m).



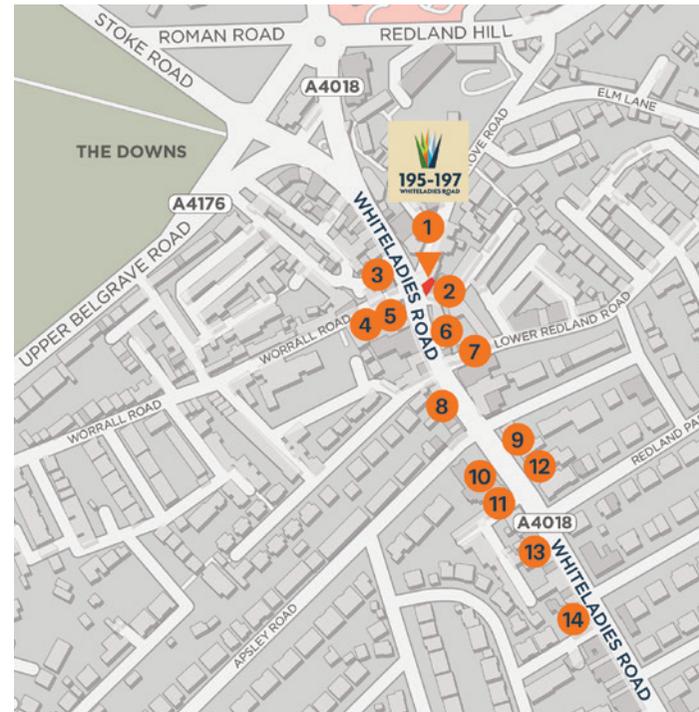


195-197
WHITELADIES ROAD



LOCATION MAP KEY

- 1 195 - 197 Whiteladies Road
- 2 The Jersey Lily
- 3 Aromas
- 4 The Marmalade Cafe
- 5 Divino Deli
- 6 Latimer's Sanwich Co.
- 7 Wild Oats Natural Foods
- 8 Tradewind Espresso
- 9 Pizza Workshop
- 10 Cook Clifton
- 11 Boston Tea Party
- 12 Aqua
- 13 Scoop Wholefoods Bristol
- 14 Better Food



Boston Tea Party





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TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term of years to be agreed and subject to upward-only rent reviews.

RENT

The quoting rent is £1,300 per calendar month payable in advance.

RATES

The property has been recently split into a ground floor commercial and first floor self-contained office unit, the business rates will be required to have a new assessment.

VAT

All prices and rents quoted are exclusive of VAT if applicable.

PLANNING

Planning Use Class E - Suits a variety of uses. We would recommend that all interested parties make their own planning enquiries directly with Bristol City Council.

ENERGY PERFORMANCE CERTIFICATES

To be assessed upon completion of refurbishment works.

IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.

Designed by Moose Studios Ltd - 0117 950 8445. January 2021

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the sole agents:



Tom Coyte MRICS & Holly Boulton BSc

Burston Cook

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SUBJECT TO CONTRACT

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.