

SOON TO BE REFURBISHED OFFICE WITH GLAZED FRONTAGE

154 Whiteladies Road, Clifton, Bristol, BS8 2XZ



Image NOT of office—for indicative purposes only

- Ground and lower ground floor office with fully glazed frontage.
- Due to be extensively refurbished to a high specification.
- Rent only £24,500 per annum, exclusive.
- Fantastic location on Whiteladies Road with a range of nearby occupiers to include retail stores, restaurants /cafes, and leisure users.
- Available by way of a new lease, terms to be agreed



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

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Whiteladies Road is a prestigious and popular location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location towards Blackboy Hill, with nearby occupiers to include M&S food, Waitrose, Boots, Sainsburys and a range of restaurants, cafes and independent businesses.

DESCRIPTION

The property is configured over ground and lower ground floors, with a glazed retail frontage looking onto Whiteladies Road. The property is due to be fully refurbished to provide predominately open plan accommodation with kitchenette and WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has an approximate net internal floor area of 1,203 sq ft (111.75 sq m).

USE

The property has most recently been occupied by a retail use. However, we understand that the property benefits from a Class E use and would therefore suit a range of uses to include office.

TENURE

The property is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

RENT

£24,500 per annum exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the office has the following designation:

Rateable Value from April 2023: £16,750

Approximate Rates Payable: £8,224

EPC

The property has an energy performance rating of D (96).

VAT

The property is not elected for VAT and therefore VAT will not be payable.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw (BSc)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2023

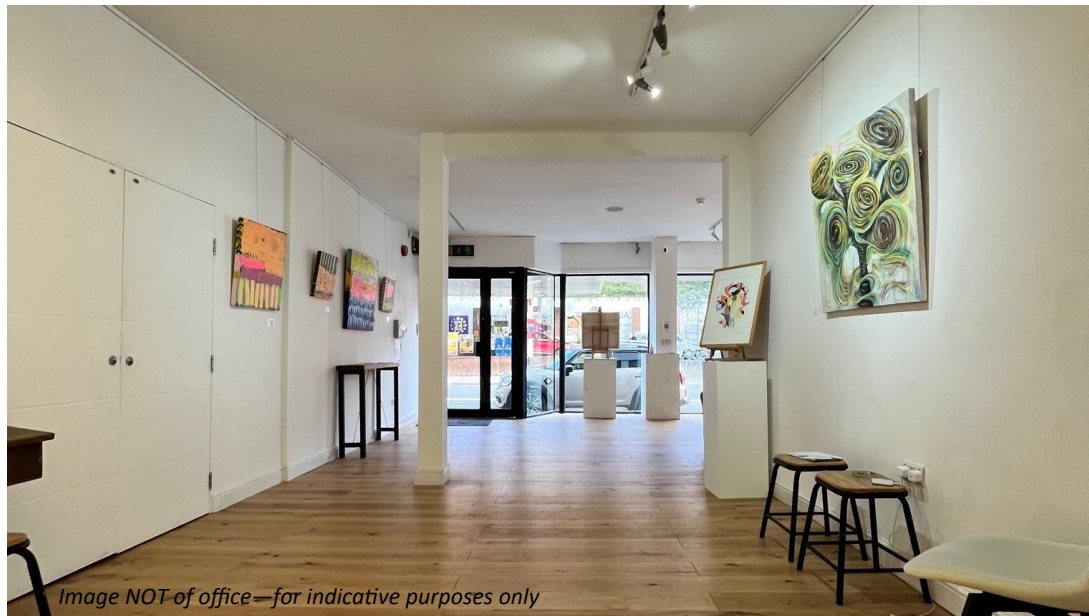


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CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

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