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# PRIME RETAIL UNIT WITH A2 OFFICE CONSENT

## TO LET

### 147 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2QT



- **PRIME WHITELADIES ROAD RETAIL PITCH**
- **VALUABLE A2 OFFICE CONSENT – IDEAL FOR A VARIETY OF RETAIL USES**
- **FANTASTIC POSITION WITH EXCELLENT VISIBILITY**
- **GROUND FLOOR SALES: 954 SQ FT (88.63 SQ M) PLUS REAR ANCILLARY OF 78 SQ FT**

SUBJECT TO CONTRACT

## LOCATION

The property is very prominently located on a corner site fronting onto Whiteladies Road, a very busy main arterial route leading through the upmarket residential area of Clifton. Other established retailers close by include Sainsbury's, Boots, HSBC, Costa Coffee and Starbucks to name but a few and Whiteladies Road is also a very popular position for solicitors, insurance brokers and banks.

## DESCRIPTION

The property comprises a ground floor retail unit with an excellent fully glazed return frontage, rear ancillary kitchen and WCs. The unit benefits from A2 planning consent.

The unit is fitted out to a high standard with air conditioning and modern lighting.

## ACCOMMODATION

The property comprises a corner site and provides the following approximate areas and dimensions:-

Ground Floor Retail	954 sq ft	(88.63 sq m)
Ground Floor Rear Ancillary	78 sq ft	(7.21 sq m)

## TENURE

The premises are available to let by way of assignment of an existing effectively full repairing and insuring lease for the remainder of a 10 year term which commenced on 25<sup>th</sup> December 2011. The lease is contracted inside the Landlord and Tenant Act 1954.

A copy of the existing lease can be provided upon request

## RENTAL

The passing rent £36,200 per annum.

## RATES

The premises are currently rated as 'shop and premises' with a ratable value of £34,250.

## TENANT'S STATUS

Tenants may be required to offer a rental deposit and/or personal guarantees, depending on trading history, references and covenant strength.

## PREMIUM

A premium is sought for the assignment of the lease, details of which can be made available on application.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned and will be made available upon request.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the joint agents: -

### Burston Cook

FAO: Charlie Kershaw MRICS or Tom Coyte MRICS

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**March 2018**

## 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.  
Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about