Chartered Surveyors
& Commercial Property Consultants

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

BURSTON COOK

RETAIL UNIT TO LET

UNIT 2, CLIFTON DOWN STATION, WHITELADIES ROAD, BRISTOL, BS8 2NP

- **EXCELLENT LOCATION WITH HIGH FOOTFALL**
- **CUSTOMER CAR PARKING AVAILABLE IN CLIFTON DOWN SHOPPING CENTRE**
- **RENT ONLY £20,000 PER ANNUM, EXCLUSIVE**
- **A1 (GENERAL RETAIL) USE**
- **NET INTERNAL AREA APPROXIMATELY 710 SQ FT (66.05 SQ M)**

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
Clifton Down Station shopping centre is located on Whiteladies Road within Clifton, which is an affluent suburb of Bristol.

The retail unit forms part of Clifton Down Station retailing area, which is anchored by 48,000 sq ft Sainsbury's and other occupiers within the centre include Boots and Starbucks Coffee.

DESCRIPTION
The property comprises a ground floor retail unit within the Clifton Down Station retailing area. The shop is currently fitted as a shoe retailer and includes a mix of laminate and tiled flooring, suspended ceilings with recessed lighting and the unit also benefits from a kitchenette and WC to the rear.

There is rear access via a pedestrian door, which is set into the roller shutter to the rear elevation, which provides access to the rear service yard.

ACCOMMODATION
The property has the following approximate net internal area in accordance with the RICS Property Measurements Standards (1st Edition, May 2015):-

Ground floor	710 sq ft	(66.05 sq m)

TENURE
The property is offered to let by way of an assignment of the existing lease, which is drawn for a term of 5 years from 2017 at a rent of £20,000 per annum, exclusive. The lease is drawn on effectively full repairing and insuring terms and the permitted user within the lease is A1 (General Retail).

RENTAL DEPOSIT
A rental deposit of between three and six months is to be required to be provided by the ingoing tenant to the landlord.

PLANNING
We understand that the property benefits from its existing use as A1 (General Retail).

BUSINESS RATES
We understand that the property has the following business rates assessment:-

Rateable Value 2017 / 2018:	£24,750
Rates Payable (2017 / 2018):	£11,880

We would recommend that interested parties make their own enquiries direct with Bristol City Council in relation to business rates.

ENERGY PERFORMANCE CERTIFICATES
Available upon request.

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

LEGAL COSTS
Each party is to bear their own legal costs. The ingoing tenant is to be responsible for bearing the cost of the landlords legal costs in relation to the lease assignment.

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.

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents,
Burston Cook:-
FAO: Tom Coyte MRICS or Holly Boulton BSc Hons
Email: tom@burstoncook.co.uk / holly@burstoncookc.ouk
Tel: 0117 934 9977

SUBJECT TO CONTRACT

JUNE 2018

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