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## **RETAIL UNIT TO LET IN EXCELLENT LOCATION**

**110 WHITELADIES ROAD,  
CLIFTON, BRISTOL, BS8 2RP**



- **NEW LEASE AVAILABLE AT A RENTAL OF £20,000 PER ANNUM EXCLUSIVE**
- **CIRCA 1,597 SQ FT (148.35 SQ M)**
- **PROMINENT WHITELADIES ROAD LOCATION**
- **ESTABLISHED AND POPULAR RETAILING PITCH WITH LARGE VOLUMES OF PASSING FOOTFALL AND VEHICLE TRAFFIC**
- **A1 (GENERAL RETAIL) USE – MAY SUIT OTHER USES SUBJECT TO PLANNING**

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 occupies a prominent position fronting onto Whiteladies Road at the heart of the established commercial and residential area of Clifton, which is located within approximately 1km of Bristol city centre. Clifton remains a very popular retail location offering a wide variety of quality shops, restaurants and leisure facilities all within walking distance and good access to the motorway network. Nearby occupiers include Boots, Tesco Express and Sainsburys.

## DESCRIPTION

The property comprises a mid-terraced ground floor lock up unit with large sales area, workshop to the rear and additional space in the basement. There is also a fitted kitchenette and two single W/C's.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) the property has the following approximate Net Internal floor area:-

Ground floor	1,200 sq ft	(111.47 sq m)
Basement	397 sq ft	(36.88 sq m)
<b>Total</b>	<b>1,597 sq ft</b>	<b>(148.35 sq m)</b>

## TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed. There will also be a service charge in relation to a contribution towards external repairs and maintenance.

## RENTAL

Quoting £20,000 per annum exclusive.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)), the property is currently rated as follows:-

Rateable Value:	£18,500
Rates Payable: (2019/ 2020)	£9,083.50

## PLANNING

We understand that the property benefits from an A1 (General Retail) use, however the property may suit other uses subject to landlord consent and planning.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be made available on request.

## VAT

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

## VIEWING AND FURTHER INFORMATION

For an appointment to view or for further information please contact the sole agents: -

Burston Cook

FAO: Holly Boulton BSc (Hons) and Tom Coyte MRICS

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**SUBJECT TO CONTRACT**

**May 2019**