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TO LET

36 THE MALL, CLIFTON, BRISTOL, BS8 4DS



- **EXCELLENT LOCATION**
- **PROMINENT RETAIL UNIT IN THE HEART OF CLIFTON VILLAGE**
- **CLASS E – MAY SUIT VARIOUS USES**
- **NET INTERNAL AREA APPROX. 749 SQ. FT (69.60 SQ. M)**
- **QUOTING RENT £24,500 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property is situated in the heart of Clifton Village and occupies a prominent position fronting onto The Mall. The Mall is considered to be one of the busiest retailing positions within Clifton Village and opportunities to acquire retail units within this area are particularly rare. There are a number of successful local and national businesses trading in the vicinity such as The Ivy, Savills, and John Titcombe Jewellers.

DESCRIPTION

The property comprises an attractive retail unit set over ground and basement floors with a very good frontage and a bright airy feel to the space. Both floors have been fitted to a very good standard and present well, however the basement does have a slightly restricted ceiling height but would work well for ancillary storage or a staff area.

ACCOMMODATION

The property has the following approximate net internal floor areas:

Ground floor sales:	487 sq. ft	45.26 sq. m
Basement sales:	262 sq. ft	24.34 sq. m
Total:	749 sq. ft	69.60 sq. m

LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed. There will also be an annual service charge payable, and a deposit may be required.

USE

We understand that the property benefits from a Class E use.

BUSINESS RATES

We understand the Rateable Value is £17,500 but it will be amended to £15,750 as at the 1st of April 2023.

The Rates Payable for the current year are approximately £8,592.50.

EPC

A copy of the EPC is available upon request.

VAT

All prices are exclusive of VAT.

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 with the joint sole agents: -

Burston Cook

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

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SUBJECT TO CONTRACT

February 2023

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.