

# "CLASS E" UNIT ON WHITELADIES ROAD—FOR SALE/MAY LET

94E Whiteladies Road, Clifton, Bristol, BS8 2QX



- Quoting £250,000
- Approx. 681 sq. ft (63.27 sq. m)
- Long leasehold interest
- Fantastic location on Whiteladies Road with many national and local retailers, restaurants and leisure uses nearby
- Class E use, may suit many uses subject to consent

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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LOCATION

Whiteladies Road is a prestigious and popular retailing location within the exclusive Bristol suburb of Clifton. The building occupies a highly prominent location in the middle stretch of the road and there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S food, Waitrose, Boots, Sainsburys and a range of other well know national and regional occupiers. The area is home to a wide variety of restaurants, cafes and a variety of independent businesses.

DESCRIPTION

The property is set over the ground floor. There is a glass shop frontage leading into the sales space. There is a further private office, kitchen and W.C. to the rear of the premises. The unit is currently fitted as an office.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	681	63.27
Total	681	63.27

TENURE

The property is available to purchase with a long leasehold interest with vacant possession. Lease terms may be available upon application.

QUOTING PRICE

Quoting £250,000 for the long leasehold.

USE

We understand the property benefits from its existing use as an office unit within Use Class E. All parties are advised to make their own enquiries.

BUSINESS RATES

According to the VOA the property has a rateable value of £16,000.

EPC

The property has an EPC rating of D(93).

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VAT

All prices are exclusive of VAT if applicable.

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: Charlotte Bjoroy

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SUBJECT TO CONTRACT

April 2025

