

# LIMITED COMPANY HOLDING THREE ASSETS — FOR SALE

Whiteladies Road, Clifton, BS8 & Perry Road, Bristol, BS1



- Quoting £650,000
- Long leasehold interests
- Fantastic locations on Whiteladies Road and Perry Road
- Surroundings include various national and local retailers, restaurants and leisure uses nearby
- Class E use, may suit alternative 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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

Whiteladies Road is a prestigious and popular retailing location within the exclusive Bristol suburb of Clifton. 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.

Perry Road sits in a very prominent and well established retail and residential location within just 5 minutes walking distance of Bristol University's famous Wills Building at the top of Park Street and the Bristol Royal Infirmary and as such provides excellent letting potential to both students and hospital workers.

### 94E WHITELADIES ROAD, CLIFTON, BRISTOL, BS8

Sold with vacant possession, with a long leasehold interest.

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. In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has an approximate net internal floor area of 681 sq ft (63.27 sq ft).

### 140 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2RS

A fantastic investment premises on Whiteladies Road let to Rainmaker Gallery for a term of 5 years from 1st May 2022. The passing rent is £12,000 stepping to £15,000 from May 2025. The lease is included within the provisions of the Landlord and Tenant Act 1954.

The property is set over the ground floor and basement floor. There is a glass frontage leading into the sales space, The unit is currently fitted as an art gallery. In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has an approximate net internal floor area of 1,215 sq ft (112.87 sq ft).

### 13 PERRY ROAD, BRISTOL CITY CENTRE, BS1 5BG

A well located investment premises on Perry Road let to Fairy Tea for a term of 5 years from July 2024. The passing rent is £15,000 per annum.

The ground floor commercial unit comprises a ground floor self-contained lock up shop with excellent retail frontage, high ceilings and WC facilities at the rear. The property has been fitted with tiled floors, laminate effect walls, painted plastered ceiling and spotlighting. The property is currently fitted as a bubble tea shop. In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has an approximate net internal floor area of 335 sq ft (32.98 sq ft).

## QUOTING PRICE

Quoting £650,000 for the three long leasehold interests.

## USE

We understand the properties benefit from their existing use as office and retail use within Use Class E.

*All parties are advised to make their own enquiries.*

## BUSINESS RATES

94e Whiteladies Road	£16,000
140 Whiteladies Road	£17,500
13 Perry Road	£9,100

## EPC

94e Whiteladies Road	D(93)
140 Whiteladies Road	E(119)
13 Perry Road	C(71)

## 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  
Tel: 0117 934 9977  
Email: [charlotte@burstoncook.co.uk](mailto:charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

May 2025

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