

"CLASS E" INVESTMENT UNIT ON WHITELADIES ROAD—FOR SALE

140 Whiteladies Road, Clifton, Bristol, BS8 2RS



- Quoting £200,000
- Approx. 1,215 sq. ft (112.88 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 Boots, Tesco, 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 and basement floor. There is a glass frontage leading into the sales space, The unit is currently fitted as an art gallery.

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	610	56.66
Basement Floor	605	56.22
Total	1,215	112.88

TENANCIES

The property is 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.

TENURE

The property is available to purchase with a long leasehold interest.

QUOTING PRICE

Quoting £200,000 for the long leasehold.

USE

We understand the property benefits from its existing use as retail within Use Class E.

BUSINESS RATES

In accordance with the valuation office agency, the property has a rateable value of £17,500.

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EPC

The property has an energy performance rating of E (119).

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

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SUBJECT TO CONTRACT

May 2025



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