

EXCEPTIONALLY LOCATED RETAIL/OFFICE UNIT- TO LET

29 Alma Vale Road, Clifton, BS8 2HL



- Bright retail space over ground floor
- Busy retail pitch fronting onto Alma Vale Road, Clifton
- Approximately 625 sq ft (58.03 sq m)
- Quoting £16,000 per annum, exclusive

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

The property occupies a busy pitch fronting onto Alma Vale Road in Clifton, just a stones throw from Whiteladies Road and near the heart of Clifton Village. Nearby occupiers include Sainsbury's, Boots, Kasa Chiropractic, Specsavers, The Alma Tavern and Bristol Student Lets to name a few.

DESCRIPTION

The premises comprises a high-quality newly refurbished self-contained fully glazed retail unit. With a bright frontage, the property offers sales space, a rear kitchenette and W.C. and a store. The open plan sales space has been fitted with to a modern finish with painted plastered walls and ceilings and modern lighting. Services include electricity and water, and there is on street permitted parking available.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of :

Area	Sq ft	Sq m
Ground Floor	625	58.03
Total	625	58.03

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed and subject to normal rent review provisions.

RENT

Quoting £16,000 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £5,400. *Prospective tenants may therefore benefit from full small business rates relief.*

VAT

We are advised the property is not VAT elected.

EPC

An EPC can be made available upon request.

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

October 2025



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