



# 195-197

## WHITELADIES ROAD

Ground floor commercial premises 426Sq Ft (39.57Sq M) NIA  
195-197 Whiteladies Road, Clifton, Bristol, BS8 2SB

# TO LET







**195-197**  
WHITELADIES ROAD

## PROMINENT WHITELADIES ROAD LOCATION WITH EXCELLENT FRONTAGE

- Busy and vibrant location
- Self contained refurbished commercial unit available
- Toilet and capped services in situ
- NEW LEASE

### LOCATION

The property occupies a prominent location situated at the top of Whiteladies Road within a popular and established retailing location serving the upmarket residential suburbs of Clifton, Redland and Sneyd Park and within 100m walk of Bristol's infamous Durdham Downs. The property benefits from a high level of footfall and traffic due to the residential, office and leisure uses surrounding this vibrant section of Whiteladies Road.

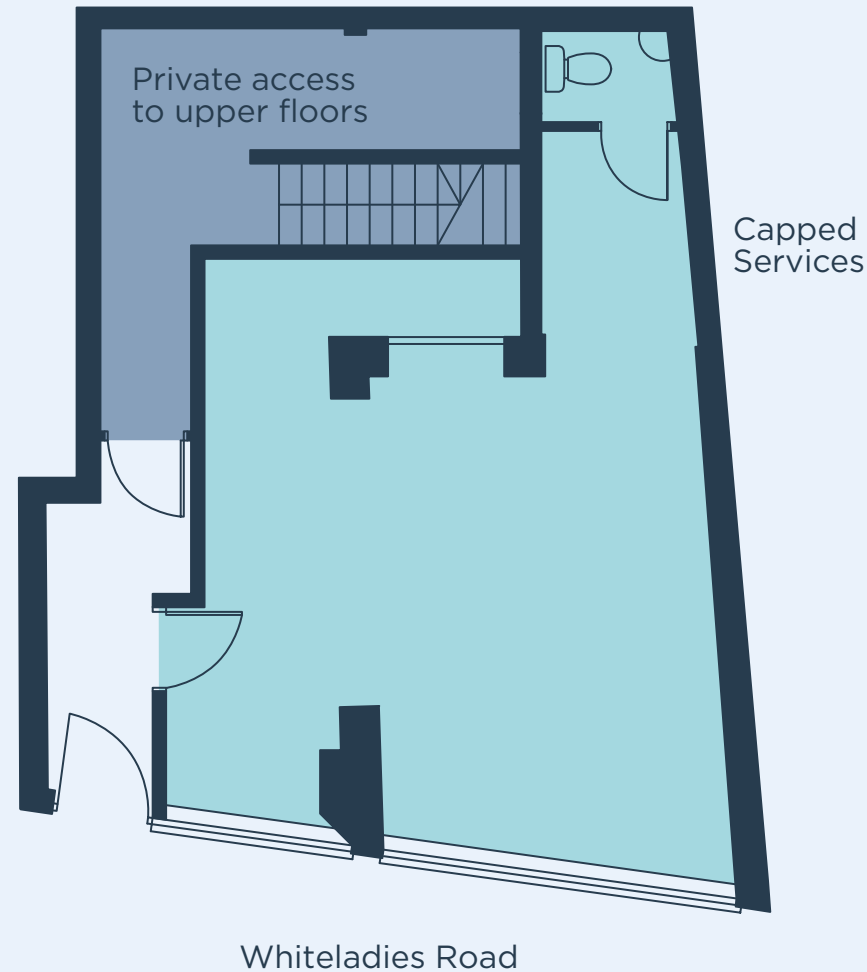
### DESCRIPTION

The property comprises a prominent, doubled fronted ground floor retail unit with large glass frontage, comprising of a sales space, rear storage and W.C.

The unit benefits from tiled floors, paint plastered walls, suspended ceilings with recessed anti-glare lighting and capped services in situ.

### ACCOMMODATION

The property comprises the following approximate net internal areas: Ground Floor Sales Area provides an approximate Net Internal Area of 426Sq Ft (39.57Sq M).

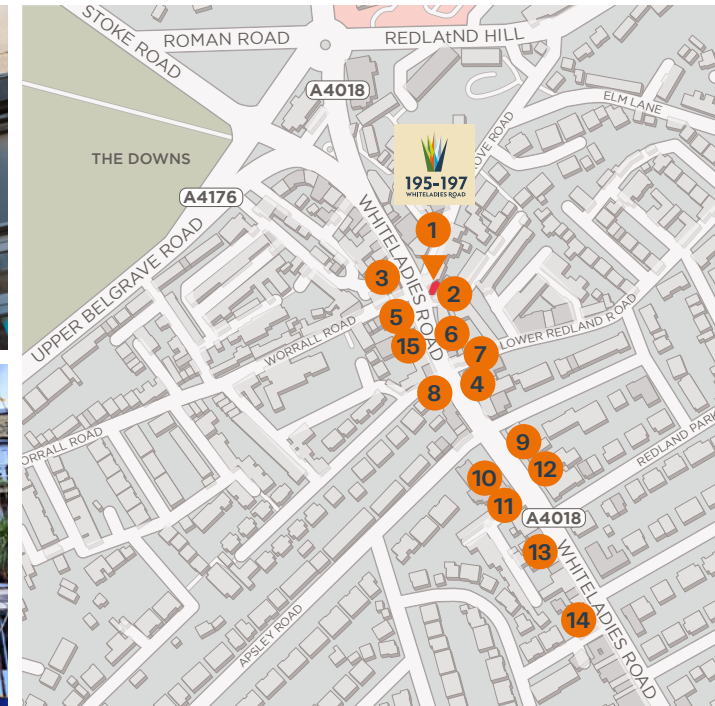
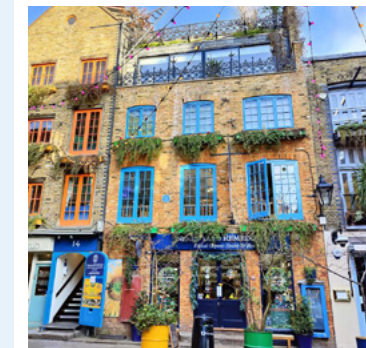


**195-197**  
WHITELADIES ROAD

### LOCATION MAP KEY

- 1 195 - 197 Whiteladies Road
- 2 The Jersey Lily
- 3 Aromas
- 4 Tesco Express
- 5 Divino Deli
- 6 Latimer's Sanwich Co.
- 7 Wild Oats Natural Foods
- 8 Neal's Yard
- 9 Pizza Workshop
- 10 Cook Clifton
- 11 Boston Tea Party
- 12 Aqua
- 13 Scoop Wholefoods Bristol
- 14 Better Food
- 15 Sainsbury's

**Boston Tea Party**





195-197 Whiteladies Road,  
Clifton, Bristol, BS8 2SB

#### TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge (fixed at £1,500 per annum) with annual RPI increases for a term of years to be agreed and subject to upward only rent reviews.

#### RENT

The quoting rent is £1,395.00 per calendar month payable in advance.

#### RATES

The current rateable value is £14,000. Applying a small business rate multiplier of 43p (2025/2026), then this business rates payable would be circa £6,986.00 per annum (£583.00 per month)

#### VAT

All prices and rents quoted are exclusive of VAT if applicable.

#### PLANNING

Planning Use Class E - Suits a variety of uses. We would recommend that all interested parties make their own planning enquiries directly with Bristol City Council.

#### ENERGY PERFORMANCE CERTIFICATES

The unit has an EPC of B40.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

#### VIEWING

Strictly by appointment with the sole agents:

**Charlotte Bjoroy BArch**  
**Burston Cook**

**Email:** [charlotte@burstoncook.co.uk](mailto:charlotte@burstoncook.co.uk)

**Tel:** 0117 934 9977

**Web:** [burstoncook.co.uk](http://burstoncook.co.uk)



#### SUBJECT TO CONTRACT

#### IMPORTANT NOTICE:

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale.

#### 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.