

PRIME RETAIL UNIT WITH BRIGHT FRONTAGE

3 Worrall Road, Clifton, Bristol, BS8 2UF



- Ground Floor Class E Premises just off the popular Whiteladies Road
- Approximately 608 sq ft (56.51 sq m) net internal area
- Bright retail frontage
- Quoting £14,950 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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LOCATION

The property is situated on Worrall Road in Clifton, Bristol in a prime location, with high footfall, just off The Durdham Downs. Nearby occupiers include various local independent retailers, Sainsburys, The British Heart Foundation, Ocean Estate Agents, Tesco, Burra and Neals Yard to name a few.

DESCRIPTION

An exceptional opportunity to acquire ground floor retail space in Clifton with a large bright glass frontage. The property comprises an open plan sales space with a store, rear kitchen and single W.C. The property carries painted plastered walls, a suspended ceiling with a mix of pendant lighting and wall mounted spotlight throughout and laminate effect floors. In terms of services, the property has air conditioning units' electricity and water. The property benefits from a gas supply and has further been fitted with a wall mounted electric fire.

Equipment for Café use may be available by way of a separate negotiation, POA

TENURE

The property is available 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.

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 | 608 | 56.51 |
| Total | 608 | 56.51 |

RENT

Quoting £14,950 per annum, exclusive.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following rateable value:

| | Rateable Value | Rates Payable |
|---------------------|----------------|---------------|
| Current | £4,000 | £1,720 |
| From 1st April 2026 | £5,400 | £2,322 |

Tenants may therefore benefit from full business rates relief.

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PLANNING

We understand that the property benefits from Class E use.

VAT

All prices are exclusive of VAT. We understand the property is not elected for VAT,

EPC

The property has an EPC rating of C (75).

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

January 2025

