

3 WORRALL ROAD, CLIFTON, BRISTOL, BS8 2UF

BURSTON COOK
0117 934 9977



TO LET

 RETAIL PROPERTY TO LET OFF POPULAR WHITELADIES ROAD	 SIZE (NIA) 608 sq ft 56.51 sq m	£ QUOTING RENT £14,950 pax
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THE OPPORTUNITY

- Popular location just off Whiteladies Road in Clifton
- 'Class E' premises offered to let—offering a bright glazed retail frontage
- Approximately 608 sq ft (56.51 sq m) NIA
- Quoting £14,950 per annum, exclusive

LOCATION

The property is situated on Worral 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, water and a gas supply.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	608	56.51
TOTAL	608	56.51

TENURE

The property is available 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 with the landlord.

RENT

Quoting £14,950 per annum, exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

In accordance with the Valuation Office Agency, the property has the following designation as of April 2026:

Rateable Value: £11,250

Rates Payable: £4,860

N.B. All parties are advised to make their own enquiries.

VAT

We understand the property is not VAT elected.

EPC

The property has an Energy Performance rating of C (75).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
JANUARY 2025



CONTACT

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