

“CLASS E” UNIT ON WHITELADIES ROAD—TO LET

100 Whiteladies Road, Clifton, Bristol, BS8 2QY



- Exceptional pitch with an open plan glass frontage
- Lease Assignment—Passing Rent £24,500 per annum, exclusive.
- Approx. 806 sq. ft (84.14 sq. m)
- Fantastic location on Whiteladies Road with many national and local retailers, restaurants and leisure uses nearby
- Class E use—suitable for retail or office use

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

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 M&S food, Neptune, Boston Tea Party, Hidden Hearing, Boots, 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 ground floor with additional basement stores offering sales space, rear kitchenette and welfare space, a store and single W.C. There are bin and bike stores to the rear of the property as well as rear access. The unit is currently fitted as an office, and benefits from air conditioning.

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	721	67.04
Basement	185	17.10
Total	806	84.14

TENURE

The property is available by way of a lease assignment. The existing lease is dated April 2019 for a term of 10 years. The passing rent is £24,500 per annum, paid quarterly in advance. The lease is protected by sections 24-28 of the Landlord and Tenant Act 1954.

USE

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

BUSINESS RATES

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

	Rateable Value	Rates Payable
From 1st April 2026	£19,500	£8,385

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

EPC

The property has an EPC rating of C (57).

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

FAO: Charlotte Bjoroy

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2026

