



TO LET



RETAIL PROPERTY TO
LET ON PRIME RETAIL
PARADE IN CLIFTON



SIZE (NIA)
1,157 sq ft
107.46 sq m



QUOTING RENT
£30,000 pax



THE OPPORTUNITY

- Popular location on Whiteladies Road in Clifton amongst national retailers
- 'Class E' premises offered to let—offering a bright glazed frontage
- Approximately 1,157 sq ft (107.46 sq m) NIA
- Quoting £30,000 per annum, exclusive.

LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston.

DESCRIPTION

The property is set over the ground floor and offers a glazed shop frontage leading into large open plan sales space. There is a further sales to the rear, a large store, kitchenette and accessible W.C. The unit carries a mix of tiled floors and the walls and ceilings have been plastered and painted, carrying a mix of pendant and spotlighting. Services include water and electricity.



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 SALES	999	92.85
GROUND FLOOR ANCILLARY	158	14.61
TOTAL	1,157	107.46

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 £30,000 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: £34,500

Rates Payable: £13,179

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

VAT

We understand the property is VAT elected.

EPC

The property has an Energy Performance rating of B (43).

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, Burston 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 Burstons Cook expertise and accordingly Burstons 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
MARCH 2026



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