

77 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2LY

BURSTON COOK
0117 934 9977



TO LET



RETAIL PROPERTY TO
LET ON PRIME
PARADE IN CLIFTON



SIZE (NIA)
1,331 sq ft
123.64 sq m



QUOTING RENT
£37,500 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 1,330 sq ft (123.64 sq m) NIA
- Quoting £37,500 per annum, exclusive.

LOCATION

Whiteladies Road is a prestigious and popular retailing location within the exclusive Bristol suburb of Clifton. The building occupies a prominent location, and there is a strong focus on retail and leisure activities in this part of the city. Nearby occupiers include M&S food, Boots, Sainsburys, Bakesmiths and a range of other well know national and regional occupiers as well as independents.

DESCRIPTION

The property is set over the ground floor and mezzanine and offers a glazed shop frontage leading into an open plan bar and seating area, with further covers to the rear. There is a prep kitchen fitted with commercial extraction and cellar to the rear as well as male and female W.C. provisions. The mezzanine offers further seating area. 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	559	51.96
GROUND ANCILLARY	520	48.29
MEZZANINE	252	23.38
TOTAL	1,331	123.64

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 £37,500 per annum, exclusive.

PREMIUM

Opportunity and equipment available by way of an ingoing premium.

LICENSING

SALE OF ALCOHOL	MONDAY - THURSDAY FRIDAY - SATURDAY SUNDAY	11:00 - 00:00 11:00 - 00:30 11:00 - 22:30
LIVE MUSIC	MONDAY - SATURDAY SUNDAY	20:00 - 23:00 20:00 - 22:30
RECORDED MUSIC	MONDAY - SATURDAY SUNDAY	20:00 - 23:00 20:00 - 22:30
PERFORMANCE OF DANCE	SUNDAY	20:00 - 22:30

BUSINESS RATES

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

Rateable Value: £49,250

Rates Payable: £18,813.50

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



PLANNING

We understand the property benefits from Use Class E planning.
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 C (55).

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 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

AUGUST 2026



CONTACT

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