167 WHITELADIES ROAD, CLIFTON, BRISTOL, BS8 2RL

BURSTON COOK
0117 934 9977



TO LET

RETAIL PROPERTY TO LET ON PRIME PARADE IN CLIFTON

SIZE (NIA)
3,219 sq ft
299.07 sq m

£ QUOTING RENT
£37,500 pax

THE OPPORTUNITY

- Fantastic location on Whiteladies Road with many national and local retailers, restaurants and leisure uses nearby
- 'Class E' premises offered to let - may suit various uses subject to consent
- Approximately 3,219 sq. ft (299.07 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 Tesco, Sainsburys, Boston Tea Party, Neptune, Screwfix, Whole Foods, Alpkit and a range of other well know national and regional occupiers as well as independents.



DESCRIPTION

The property is set over ground basement and mezzanine floors, with a front entrance that leads into an open plan sales area. To the rear, there is further sales/ancillary areas, and a single W.C. The mezzanine is Accessed via a central staircase which also provides access to the basement sales area.

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	1,481	137.55
MEZZANINE	573	53.25
BASEMENT	1,165	108.27
TOTAL	**3,219**	**299.07**

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.

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: £34,000
Rates Payable: £12,988

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

EPC

The property has an Energy Performance rating of C (63).

VAT

We understand the property is VAT elected.

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 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 **NOVEMBER 2026**



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