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COMMERCIAL / RETAIL UNIT TO LET **SUIT VARIETY OF USES**

**GROUND FLOOR, 105 WHITELADIES ROAD,
CLIFTON, BRISTOL, BS8 2PB**



- **GROUND FLOOR COMMERCIAL / RETAIL UNIT**
- **BUSY AND VIBRANT LOCATION OPPOSITE CLIFTON DOWN SHOPPING CENTRE**
- **HIGH LEVELS OF FOOTFALL**
- **APPROX. 611 SQ FT (PLUS ADDITIONAL REAR ANCILLARY SPACE IF REQUIRED)**
- **LOW QUOTING RENT OF ONLY £20,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property occupies a prominent location situated on a prime pitch on Whiteladies Road within a popular and established retailing location serving the upmarket residential suburbs of Clifton, Redland & Sneyd Park and within a short walk of Bristol's famous Durdham Downs. The property benefits from a high level of footfall and traffic due to the residential, office and leisure uses surrounding this vibrant section of Whiteladies Road. Nearby occupiers include Subway, Coral, Halifax and Boots amongst other national and independent businesses. The property is opposite the busy and popular Clifton Down Shopping Centre which accommodates Sainsbury's, EE, Timpsons, Starbucks and Holland & Barratt amongst others.

DESCRIPTION

The property comprises a prominent ground floor commercial / retail unit situated on popular and busy Whiteladies Road opposite Clifton Down Shopping Centre. The unit provides an attractive space with plenty of natural light and benefits from WC and kitchenette facilities to the rear. Further ancillary accommodation and a rear external courtyard to the rear of the unit can be made available by way of an additional quoting rent of £5,000 pax.

The property will suit a wide variety of commercial uses such as retail, office and leisure and benefits from flexible planning use within Class E.

ACCOMMODATION

The property comprises the following approximate Net Internal Areas:

Ground floor sales	611 sq ft	(56.76 sq m)	
Ground floor rear ancillary	233 sq ft	(21.65 sq m)	<i>Available by way of separate negotiation</i>

TENURE

The property is offered to let 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.

RENT

The quoting rent is only £20,000 per annum, exclusive.

RATES

The property currently has the following ratings assessment: -

Rateable Value	£23,250.00
Rates Payable	£11,601.75 (2021/2022)

The Rates Payable figure is for guidance purposes only and is prior to any business rates relief which might be applicable. Interested parties are advised to make their own enquiries direct with Bristol City Council.

VAT

All prices and rents quoted are exclusive of VAT if applicable. The property is VAT elected.

PLANNING

We understand the property benefits from Use Class E and will therefore suit a wide variety of commercial uses. We would recommend that interested parties make their own planning enquiries directly with Bristol City Council.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATES

The EPC is C71 as per the online database. <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0970-0038-8179-9070-2092>

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole joint agents: -

BURSTON COOK

FAO: Tom Coyte MRICS & Holly Boulton BSc
Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk
Tel: 0117 934 9977

SUBJECT TO CONTRACT

AUGUST 2021

Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.



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