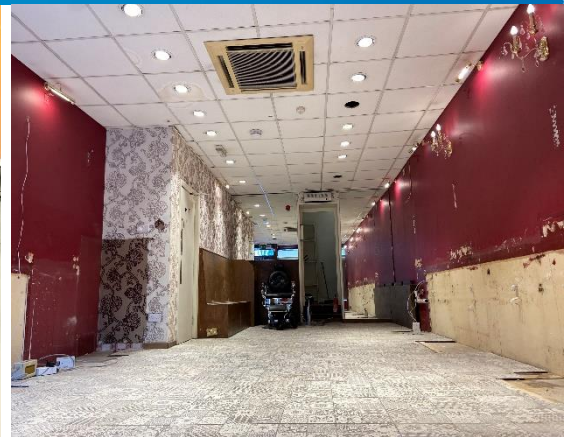


TO LET (BY WAY OF ASSIGNMENT / SUBLETTING)

E RETAIL UNIT

49.3 SQ M (531 SQ FT)

137 WHITELADIES ROAD, CLIFTON, BS8 2PL



- Located close to Clifton Down Shopping Centre, Costa Coffee and Glöden
- The property occupies a prominent position with high footfall
- Large glazed frontage
- Open plan sales area

TO LET (BY WAY OF ASSIGNMENT / SUBLETTING)

LOCATION

The property is located in Clifton, a popular commercial area of Bristol. The property is situated on Whiteladies Road, a central retail area and a main arterial route into the City Centre. The surrounding area comprises a mix of commercial and residential accommodation and has excellent transport links.

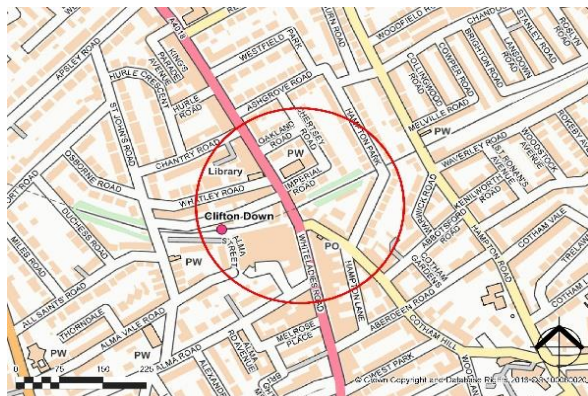
DESCRIPTION

The property comprises a ground floor retail unit with a single glazed frontage. Internally, the property is of a good specification with a large sales area to the front. To the rear, there is a small office, kitchen and WC.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and comprises the following (approx) areas:-

Floor	Sq m	Sq ft
Sales Area	37.56	404
Office	7.42	80
Kitchen	4.32	47
WC	-	-
<i>Overall ITZA</i>	<i>32.58</i>	<i>351</i>
Total (Net internal Area)	49.30	531



TENURE

The property is available by way of an assignment of the existing lease or subletting, on terms to be agreed.

RENT

£17,500 per annum.

BUSINESS RATES

The rating list entry with effect from April 2017 is:-

Description: Shop and Premises
Rateable Value 2020/2021: £16,250

Interested parties are advised to make further enquiries with the Valuation Office Agency to ascertain the likely business rates payable.

PLANNING

We are advised that the property has planning consent for E (Retail) under the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties are advised to make their own enquiries to clarify that their proposed use will be permitted.

COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

All prices are quoted exclusive of VAT whether or not chargeable.

EPC

An EPC has been commissioned and a copy can be obtained from the agents on request.

CONTACT

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