

TO LET

RETAIL / OFFICE PREMISES

82.40 SQ M (887 SQ FT)

CLIFTON, BRISTOL



- Commercial premises in a desirable established commercial location
- Ground and lower ground floor accommodation
- Would suit a range of different uses following relaxation of planning rules
- Connected to all mains services

# TO LET

## LOCATION

This property in Clifton, an established and desirable retail / commercial location in close proximity to Whiteladies Road and Clifton Village. The Immediate area is popular with Independent businesses, hair and beauty operators, and physical therapists.

## DESCRIPTION

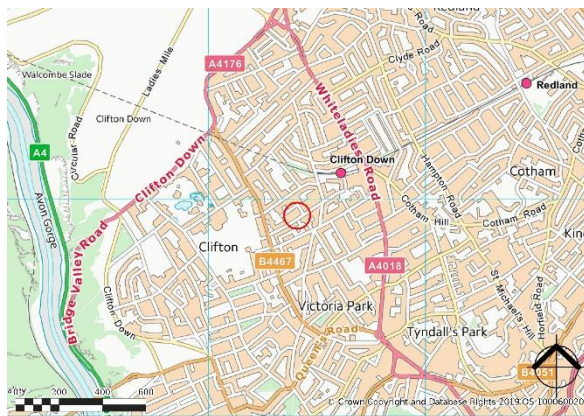
The unit comprises the ground floor and lower ground floor of a mid terraced period property. There is a sales area / office and office at ground floor level, with a WC and kitchenette to the rear. The lower ground floor provides additional office space and a useful store room.

The property has gas fired central heating, a large glazed shop front providing excellent natural light, and carpeting throughout.

## 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
<u>Ground Floor</u>		
Sales Area / Office	25.60	273
Office	13.58	146
Kitchen	4.07	44
WC	-	-
<u>Lower Ground Floor</u>		
Office x 4	35.14	378
Store	4.27	46
<b>Total</b>	<b>82.40</b>	<b>887</b>



## TENURE

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

## RENT

£17,500 per annum exclusive.

## BUSINESS RATES

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

Description: Shop & Premises  
Rateable Value: £9,900.00

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

## PLANNING

The property has planning consent for E use under the Town & Country Planning (Use Classes) Order 1987. This includes, but is not limited to, shops, offices, cafés / restaurants, clinics, health centres and gyms. 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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