

## TO LET

RETAIL UNIT

49.80 SQ M (536.00 SQ FT)

91B Whiteladies Road, Bristol BS8 2NT



**Area**  
536 sq ft



**Train**  
Close to Clifton Down railway station



**Rent**  
£20,000 per annum



**Availability**  
Suitable for a range of uses



**Frontage**  
Full height glazed frontage



**Location**  
Popular location with good footfall

# TO LET

## LOCATION

The Property is located on Whiteladies Road, a busy thoroughfare linking the city centre with Clifton Downs.

Whiteladies Road is popular with students and local residents alike hosting an array of retail, business and leisure uses.

## DESCRIPTION

The property comprises a mid-terraced retail unit arranged over ground floor with full height glazed frontage to Whiteladies Road. A recessed pedestrian entrance leads to open plan retail accommodation with stairs leading up to an additional elevated retail area at the rear, off which there is a single WC and kitchenette.

The property has most recently been used as a hairdressers but is equally suitable for a range of uses, subject to planning.

## ACCOMMODATION

The property has been measured in accordance with the RICS property measurement statement (2nd Ed.) and (where appropriate) the RICS Code of Measuring Practice (6th Ed.) to comprise the following approximate areas:

	Sq m	Sq ft
Ground Floor (NIA)	24.90	268.00
Elevated Ground Floor (NIA)	16.72	180.00
Kitchen / Ancillary (NIA)	8.18	88.00
<b>Total</b>	<b>49.80</b>	<b>536.00</b>



## TENURE

The property is available to let on a new lease on terms to be agreed at a commencing rent of £20,000 per annum exclusive of VAT.

## RENT

£20,000 per annum exclusive

## BUSINESS RATES

Description: Hairdressing Salon & Premises

Rateable Value: £12,250

Interested parties are advised to make further enquiries with the valuation office agency to ascertain the likely business rates payable.

## SERVICE CHARGE

£1,000 per annum (2021)

## PLANNING

The property has planning consent for E use under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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 cost incurred in the transaction.

## VAT

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

## EPC

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

## CONTACT

Nathan Clark  
Nathan@etpproperty.co.uk  
07983 460230

Cameron Brown  
Cameron@etpproperty.co.uk  
07483 164847

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