

FULLY FITTED RETAIL UNIT- TO LET

21 The Mall, Clifton, BS8 4JG



- Large retail space over ground and first floors
- Busy retail pitch fronting onto The Mall, Clifton Village
- Circa 908 sq ft (84.38 sq m) sales over ground and first floors
- The unit has been fully fitted out to a very high standard representing significant savings on a new tenants fit out



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property occupies a busy pitch fronting onto the Mall at the heart of the established and popular retailing area of Clifton Village. The main entrance to Cote Brasserie is situated within approximately 10 metres and other nearby occupiers include The Ivy, Savills, Titcombe Jewellers, Café Nero, Waterstones, Crew Clothing to name a few.

DESCRIPTION

The premises comprise a high-quality self-contained retail unit over ground and first floors with a small rear store and WC.

Internally, the shop has been fitted to a particularly high standard to include Electric security grills, integrated music system, fixed display rails and extensive recessed Spotlights LED strip lighting and pendant lighting etc.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 2,132 sq ft (198.05 sq m).

LEASE

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 and subject to normal rent review provisions. It is proposed that the lease will be excluded from the protection provisions offered by the Landlord and Tenant Act 1954.

RENT

Upon Application.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

BUSINESS RATES

We are advised that the rates payable for the current year are in the region of £14,250. Interested parties should satisfy themselves at the local rating office.

VAT

We are advised VAT will be charged on the rent.

EPC

The EPC rating is D (81).

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

May 2024



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