

TO LET PRIME CLIFTON RETAIL UNIT WITH CLASS E USE Retail/Restaurant/Café

115 SQ M (1237 SQ FT)



107 WHITELADIES ROAD CLIFTON BRISTOL BS8 2PB

BLADEN COMMERCIAL PROPERTY CONSULTANTS

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE **Tel:** 0117 407 2266 10 Beaufort Square, Chepstow, Monmouthshire NP16 5EP **Tel:** 01291 440100

www.bladenproperty.co.uk

The property is located on Whiteladies Road in Clifton, one of the prime retail, office and leisure areas of the city, being one of the most highly regarded areas of Bristol. The property is approximately 1.0 mile northwest of Bristol City Centre. Whiteladies Road (A4018) is a major arterial route into the city centre. Nearby occupiers include Sainsbury's supermarket in Clifton Down Shopping Centre where Boots and WH Smith are situated. Also nearby are Coffee #1, Costa, Dominoes Pizza, Hubbox and many independent traders, bars and restaurants.

DESCRIPTION

- Prominent retail unit with rear courtyard.
- Suitable for many uses to include retail, restaurant and café.

ACCOMMODATION

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

Description	sq m	sq ft
Ground Floor		
Sales		
Rear Rooms		
Gross Internal Area	115	1237
External		
Potential Rear Courtyard		

TENURE

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

RENT

£35,000 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website states the premises are currently assessed for business rates with the upper floors. A new assessment will be provided by the VOA.

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

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. We do not believe VAT is chargeable on the rent but this will be confirmed.

PLANNING

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E (Commercial, Business and Service) under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020). Interested parties are advised to make their own enquiries to ensure their proposed use would be permitted. Class E use includes restaurants and cafés without the need for change of use.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for this property has been commissioned.

VIEWING & FURTHER INFORMATION

Through sole agents Bladen Commercial Property Consultants:-

Julian Bladen 0117 407 2266 jb@bladenproperty.co.uk SUBJECT TO CONTRACT June 2022

These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars or lessees in inspecting properties that have been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in specting properties that have been sold or withdrawn.