

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

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LOCATION

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:-

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SUBJECT TO CONTRACT
June 2022