



MAGGS
& ALLEN

167 WHITELADIES ROAD
CLIFTON, BRISTOL, BS8 2RN

TO LET - £45,000 Per Annum

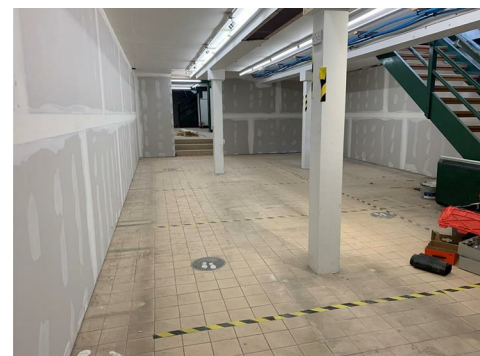
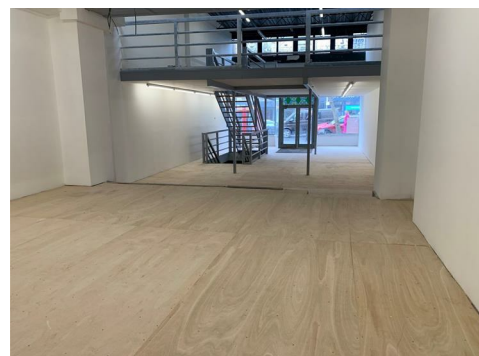
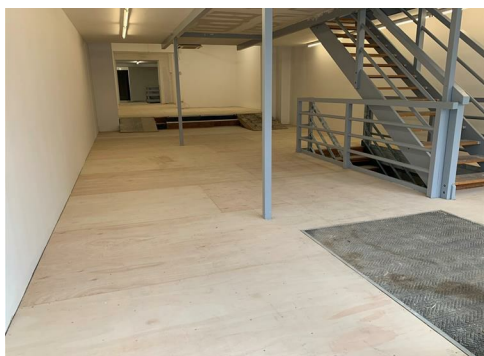
- Prime retail unit on Whiteladies Road
- Ground, basement and mezzanine
- Use Class E
- New lease available
- Approx. 3,900 ft²
- Renovated to shell and core



Commercial Portal Feed
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk





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DESCRIPTION

An extended ground floor retail premises with additional basement and mezzanine providing approximately 3900 ft² situated in a prime position on Whiteladies Road in Clifton. This larger than average property would suit a wide variety of potential occupiers and is offered for lease on a new Full Repairing and Insuring basis. The unit has been recently renovated to shell and core ready for a tenant fit out.

LOCATION

The property is situated adjacent to Tesco Express in a prominent trading position on Whiteladies Road in Clifton. Whiteladies Road is the main arterial route from Clifton to Bristol City Centre and runs through the affluent suburbs of Clifton and Redland, popular with University students, working professionals and families. Other notable occupiers in the vicinity include St Peter's Hospice, Sainsbury's, Boston Tea Party and Aqua.

ACCOMMODATION (Approximate Floor Areas)

Ground Floor Sales: 1,686 sq ft (156.6 m²)

Mezzanine: 640 ft² (59.5 m²)

Basement: 1,581 ft² (146.9 m²)

PLANNING

The property has consent for uses within Class E. Alternative uses may be considered, subject to the necessary consents being obtained.

LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring lease, terms to be negotiated.

BUSINESS RATES

The Rateable Value with effect from 1st April 2023 is £37,500. Interested parties are advised to contact the Local Authority to confirm the rates payable.

LEGAL FEES

Each party shall be responsible for their own costs.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

NOTES

The mezzanine is currently in the process of being extended.

VIEWINGS

By appointment.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

TENANT APPLICATION FEE

The ingoing tenant will be charged an application fee of £250 plus VAT (£300 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

CODE FOR LEASING BUSINESS PREMISES

We advise all interested parties to refer to the RICS Code for Leasing Business Premises, link available via our website.

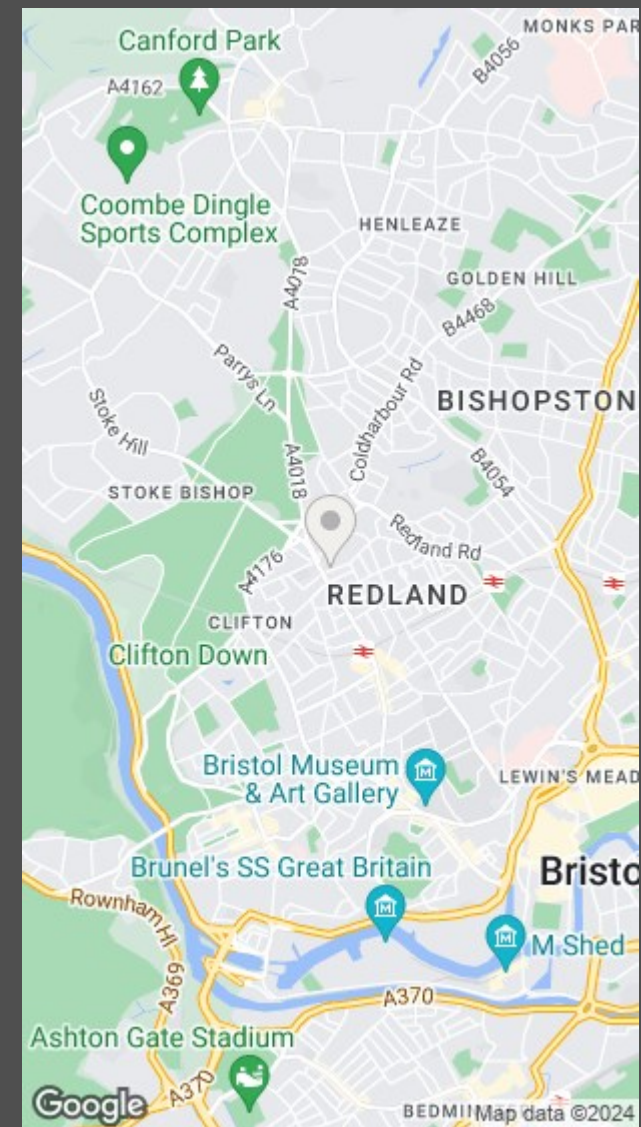
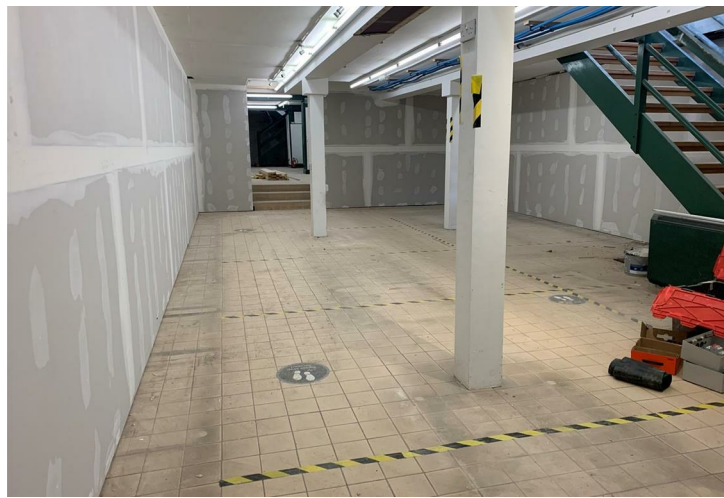
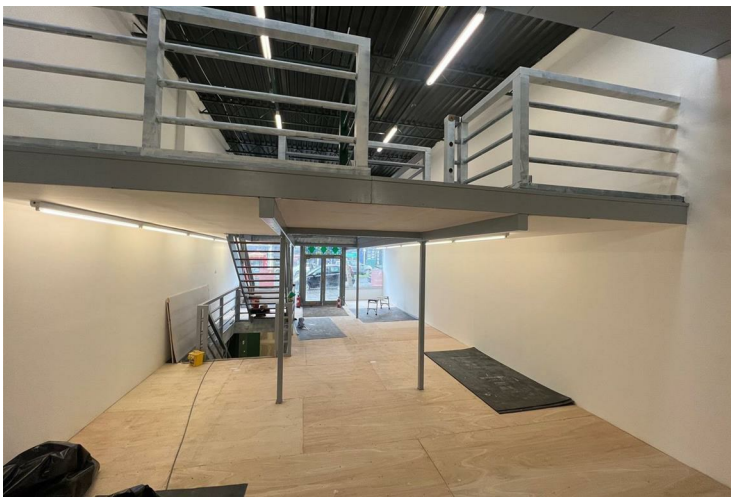
CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for Asbestos and therefore recommend all interested parties to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

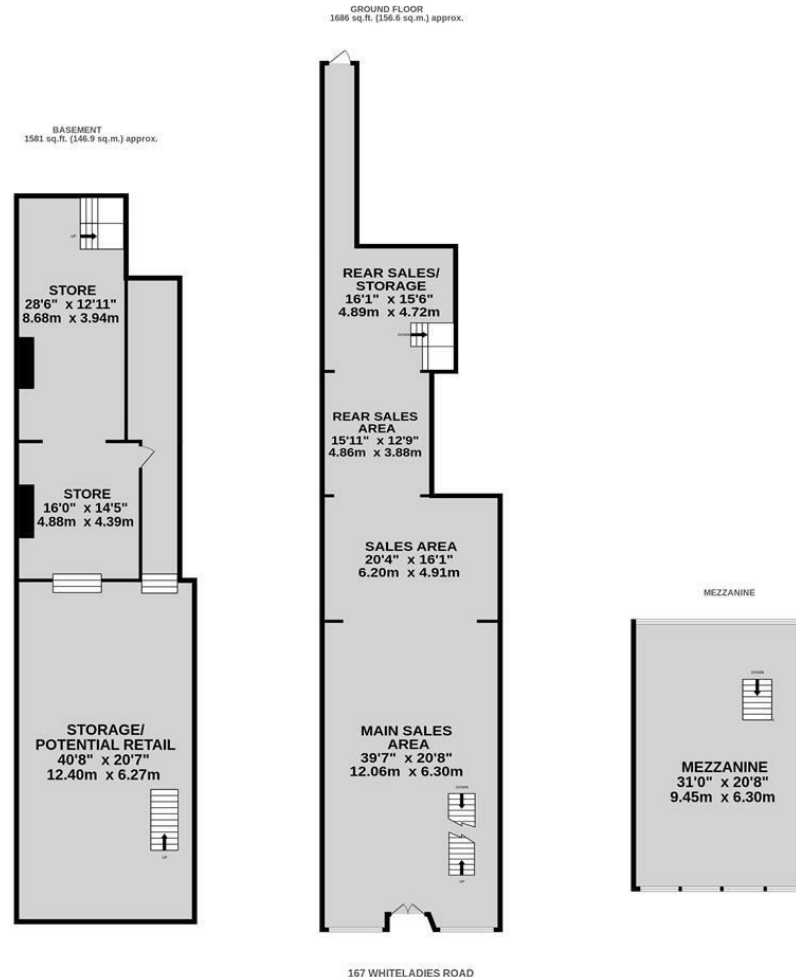
Rating: C (Expires December 2032)





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.





167 WHITELADIES ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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