







## TO LET

# Prominent High Street Retail Unit

### LOCATION

The property is located on Whiteladies Road, Clifton, approximately 1.5 miles north of Bristol City Centre via the A4018. Motorway access is either via Junction 17 of the M5 some 5 miles to the north or Bristol City Centre and Junction 3 of the M32. Clifton Down Rail station provides local rail services, connecting with Temple Meads, and is within 50m.

### DESCRIPTION

The property comprises a ground-floor retail unit with a large display window. The unit features a main sales area with ancillary storage space provided in the basement. The property is situated in a prominent location with frontage to Whiteladies Road, with a mix of national and independent occupiers nearby. The BS8 postcode is one of the most affluent in Bristol but also contains a high proportion of University students. The property is not listed but sits with Whiteladies Road Conservation Area. It is considered suitable for a range of uses including general retail, food and beverage, or office use, subject to any statutory consents.

68 Whiteladies Road, Bristol, BS8 2QA

### ACCOMMODATION

We understand the net internal floor areas are as follows: -

Ground floor sales	141.21 Sq M	1,520 Sq Ft
Basement	68.65 Sq M	739 Sq Ft
<b>Total NIA</b>	<b>209.86 Sq M</b>	<b>2,259 Sq Ft</b>

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)

### TENURE

The premises are available to let on the basis of a new full repairing lease at a rent of £30,000 pa excluding VAT. Full terms available upon application to the sole agents.

### EPC

Please enquire with the agent for the precise asset rating.





## RATING ASSESMENT

Rateable Value (April 2023)	£28,750
UBR(23/24)	0.499
Rates Payable (April 2023)	£14,346.25

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

## SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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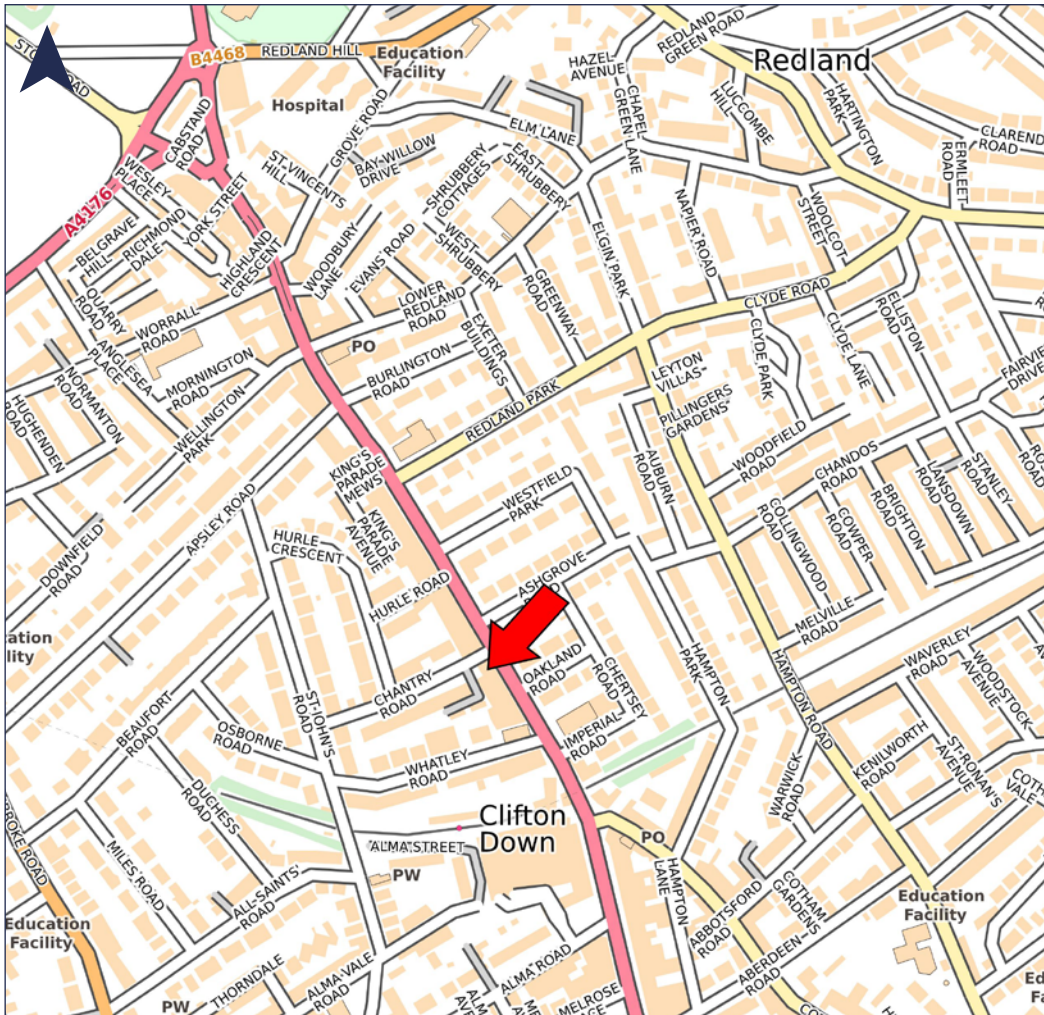
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