

Hootons.

Available July 2024



74 Alma Road, Clifton. BS8 2DJ

Retail / Office Space To Let

£22,000 pa

143.51 sq m (1,544 sq ft)



Description

Situated in a highly desirable location just off Whiteladies Road, Clifton.

The property comprises a retail unit arranged over ground and basement floors fronting onto Alma Road in Clifton.

The ground floor consists of a sales area with two small office rooms, WC, kitchen area and additional storage room to the rear. The unit presents well with a mix of wooden and tiled flooring, gas central heating, and a range of lighting types and styles.

The basement comprises a further studio space with storage and is very usable space with a ceiling height of 2.52m.

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0117 933 9915
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Use

Class E – Suitable for shops, offices, financial and professional services.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to regular three yearly rent reviews. **Available from July 2024.**

Rent

£22,000 per annum exclusive.

VAT

VAT is not chargeable

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	615	57.16
Ground Floor Storage	424	39.41
Basement	505	46.94
Total	1,544	143.51

Business Rates

Rateable Value: £15,750 from April 2023

Rates Payable (2022/23) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

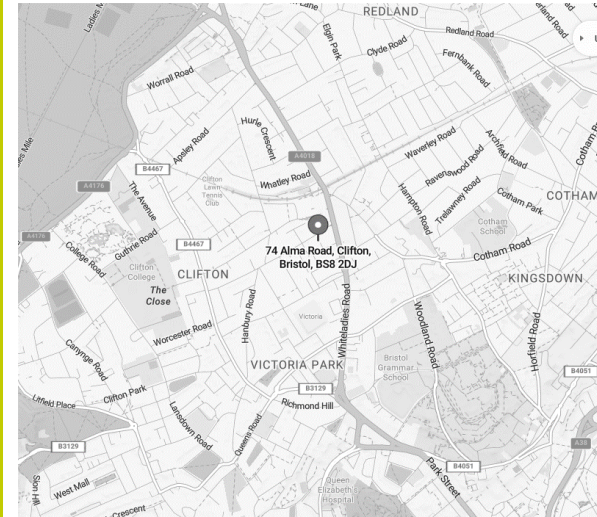
Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Energy Performance

Available on request

Map



Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis

0117 933 9917

steve@hootons.co.uk

George Hooton

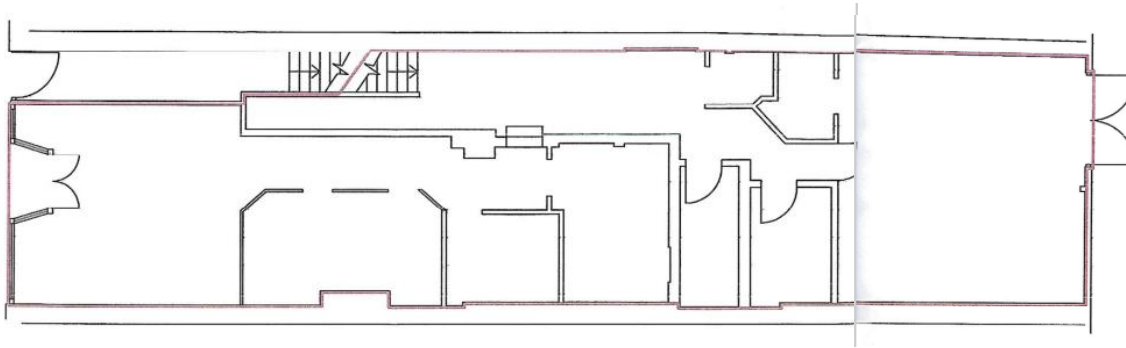
0117 933 9916

george@hootons.co.uk

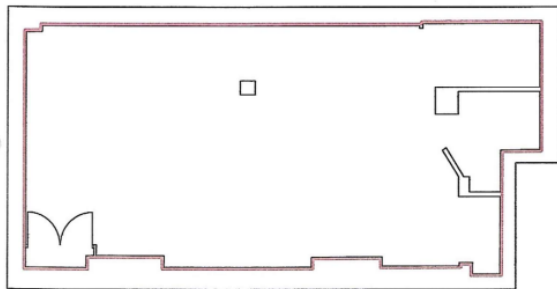
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Floorplan – For indicative purposes only



Ground Floor



Basement



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