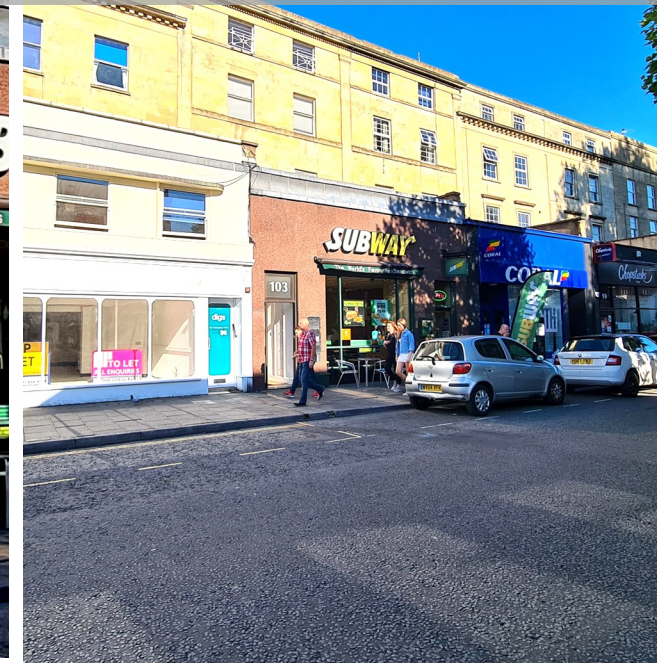


HOT FOOD TAKEAWY UNIT TO LET IN CLIFTON

105 Whiteladies Road, Redland, Bristol, BS8 2PB



- Hot Food Takeaway unit under “Sui Generis” use available
- Excellent busy location on Whiteladies Road
- Quoting £25,000 per annum, exclusive
- Approx. 844 sq. ft (78.41 sq. m) over ground floor level
- Available now



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

The property occupies a prominent location situated on a prime pitch on Whiteladies Road within a popular and established retailing location serving the upmarket residential suburbs of Clifton, Redland & Sneyd Park and within a short walk of Bristol's famous Durdham Downs. The property benefits from a high level of footfall and traffic due to the residential, office and leisure uses surrounding this vibrant section of Whiteladies Road. Nearby occupiers include Subway, Coral, Halifax and Boots amongst other national and independent businesses. The property is opposite the busy and popular Clifton Down Shopping Centre which accommodates Sainsbury's, EE, Timpsons, Starbucks and Holland & Barratt amongst others. Also in close proximity to Clifton Down railway station.

DESCRIPTION

The property comprises an attractive unit over ground floor level. Open plan in its layout, there is a separate kitchen to the rear, WC and enclosed external garden.

ACCOMMODATION

The property has the following approximate net internal area in line with the RICS Property Measurement Standards:

Ground floor sales	611 sq. ft	(56.76 sq. m)
Ground floor rear ancillary	233 sq. ft	(21.65 sq. m)
Total:	844 sq. ft	(78.41 sq. m)

TENURE

The property is offered to let by way of a new effectively full repairing and insuring lease by way of a service charge. A deposit may also be required.

RENT

Quoting £25,000 pax.

BUSINESS RATES

In The property has a Rateable Value of £24,500. We would recommend that interested parties make their own enquiries in relation to Rates Payable but they are estimated at £12,225 per annum.

USE

Sui Generis - Hot Food Takeaway.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

VAT

We understand that the property is VAT elected and VAT will be charged on top of prices.

EPC

The property has a rating of C(71).

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte BJOROY

Tel: 0117 934 9977

Email: charlotte@burstoncook.co.uk

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.



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