

CLASS E UNIT IN PRIME CLIFTON LOCATION

184 Whiteladies Road, Clifton, Bristol, BS8 2XU



- Ground floor retail shop/office space & basement, prime for storage
- Prominent retail position on Blackboy Hill/Whiteladies Road next to The Downs
- Approximately 1,027 sq ft (GIA)
- One parking space

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**
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LOCATION

The property is prominently situated in an established and popular retailing location at the top of Whiteladies Road which serves the upmarket residential suburbs of Clifton, Redland and Sneyd Park. There is also a high student footfall, with numerous University student Halls of Residence situated close by. Clifton remains a very popular retail location offering a wide variety of quality shops, restaurants and leisure facilities all within walking distance and good access to the motorway network. Nearby occupiers include Boots, Tesco Express and Sainsburys. The famous Downs are also situated opposite the property.

DESCRIPTION

The property comprises a prominent purpose-built ground floor shop with a kitchenette and W.C. Additionally, the lower ground floor basement, accessed via a staircase from the shop area offers a spacious and secure storage space. There is one parking space to the front which could be repurposed to outdoor space.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	638	59.85
Basement	389	35.59
TOTAL	1027	95.44

TENURE

The suite is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed.

RENT

£17,750 per annum, exclusive.

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

In accordance with The Valuation Office Agency website, the property has a Rateable Value of £14,750 from 1st April 2023.

VAT

All prices are exclusive of VAT, if applicable.

EPC

The property has an energy performance rating of C (57). This EPC has expired and another one is being carried out.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT



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