

RETAIL/OFFICE UNIT CLIFTON—TO LET

7a Regent Street, Clifton, BS8 4HW



- An excellent opportunity to occupy a retail/office unit on the popular Regent Street in Clifton
- Approximately 728 sq ft (67.69 sq m) Net Internal Area
- Quoting £17,000 per annum, exclusive
- High levels of passing vehicle traffic and high footfall.

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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The premises is situated on Regent Street in Clifton Village. Clifton Village is a vibrant and popular location within Clifton benefitting from a wide array of restaurants, cafes, national and independent retailers and bars.

Neighbouring retailers include a plethora of independent exclusive shops, boutiques delis and wine bars as well as national retailers such as; Gails, Coppa Club, Allen & Harris, Oxfam and Bosco Pizzeria to name a few.

DESCRIPTION

The property comprises a ground floor and lower ground floor retail unit. The property offers a sales area on the ground floor. The basement offers further sales, a kitchenette, two W.C's and ample storage. The unit has a fully glazed frontage, undercover entrance, and carries vinyl flooring and painted plastered walls throughout. The property benefits from a mix of pendant, wall lights and office style lighting in the basement and has been fitted with air conditioning.

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	253	23.49
Basement Floor	475	44.20
Total	728	67.69

TENURE

The premises is available by way of an effectively full repairing and insuring lease (by way of a service charge) for a term of years to be agreed.

RENT

£17,000 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 £9,300 from 1st April 2023.

Prospective tenants may be able to apply for small business rates relief.

EPC

The property has an energy performance rating of D (88).

VAT

All prices are exclusive of VAT if applicable.

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

October 2024



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