

EXCEPTIONALLY LOCATED RETAIL UNIT- TO LET

34 The Mall, Clifton, BS8 4DS



- Large retail space over ground floor and basement
- Busy retail pitch fronting onto The Mall, Clifton Village
- Circa 820 sq ft (76.18 sq m) sales over ground and basement floors
- Rent upon application

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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property occupies a busy pitch fronting onto the Mall at the heart of the established and popular retailing area of Clifton Village. Nearby occupiers include Cote, The Ivy, Savills, Titcombe Jewellers, Maze, Café Nero, Waterstones, Crew Clothing to name a few.

DESCRIPTION

The premises comprise a high-quality self-contained fully glazed retail unit over ground floor, fitted with wooden floor boards and pendant lighting. There is a further basement offering storage and a single W.C.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	420	39.02
Basement	400	37.16
Total	820	76.18

LEASE

The property is offered to let 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 and subject to normal rent review provisions.

It is proposed that the lease will be excluded from the protection provisions offered by the Landlord and Tenant Act 1954.

RENT

Rent upon application.

PLANNING

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

SERVICE CHARGE

A service charge is levied as a contribution towards the landlords costs of external repairs, maintenance and buildings insurance.

BUSINESS RATES

We are advised that the rates payable for the current year are in the region of £14,750. *Prospective tenants may benefit from an element of small business rates relief.*

VAT

We are advised VAT will be charged on the rent.

EPC

An EPC can be made available upon request.

LEGAL FEES

Each party to be responsible for their own legal costs in respect of this transaction.

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

SUBJECT TO CONTRACT

January 2025



Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

