



SHOP TO LET

105 WHITELADIES ROAD

CLIFTON

BRISTOL

ALTERNATIVE USES CONSIDERED

Location

This ground floor shop is located within a busy shopping parade, opposite Clifton Down.

Whiteladies Road is the main arterial route from Clifton to Bristol City Centre. It runs through affluent suburbs, popular with University students, young working professionals and families. Whiteladies Road offers a vibrant blend of national and independent retailers, bars and restaurants.

Description

The property is situated adjacent to **Subway** and **Santander**, and **Bon Marche**. Other occupiers in the vicinity include **Boots**, **Co-op** and **Hilifax**.

Accommodation

The property comprises a ground floor lock up shop with storage and ancillary accommodation. The premises provide the following approximate areas:

Ground Floor Sales	56.7 sq m	611 sq ft
First Floor Ancillary	21.7 sq m	233 sq ft

Lease Terms

The premises are available by way of a new full repairing and insuring lease, term of years to be agreed.

Date prepared: May 2021. Subject to Contract

Commencing Rental

Rental offers for the whole, are invited in the region of £25,000 per annum, exclusive of VAT, rates and all other occupational costs.

Business Rates

Rateable Value - £23,500

Rates Payable (2021/2) - £0 - £3,861

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

Energy Performance

Copy available upon request.

Costs

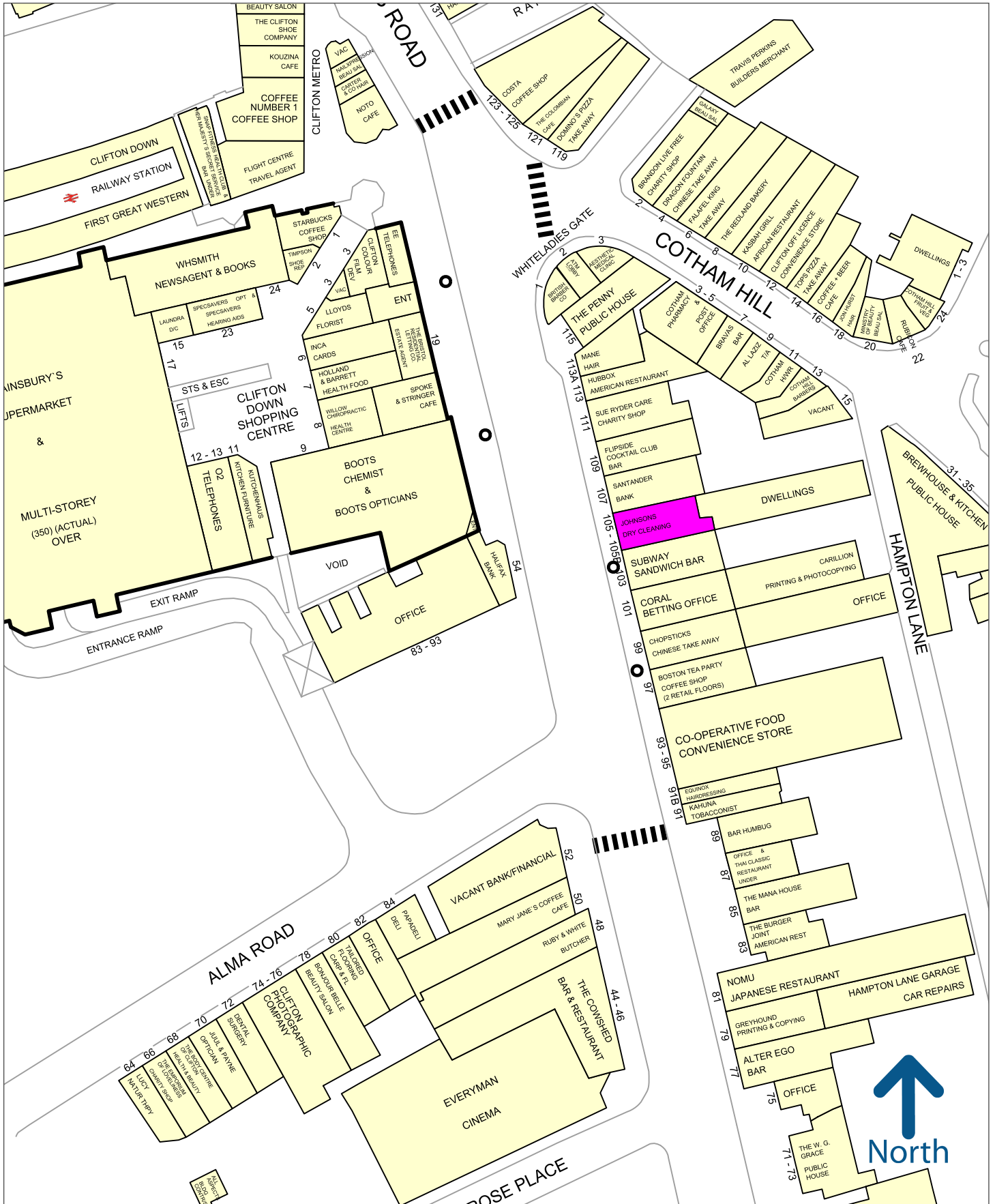
Each party shall be responsible for their own costs.

Viewing Strictly by appointment

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

Email: russ@mp-pc.co.uk



50 metres

Experian Goad Plan Created: 26/05/2021
Created By: M and P Properties Consultants LLP

