



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP TO LET – CONFIDENTIALLY AVAILABLE

98A WHITELADIES ROAD, CLIFTON, BRISTOL

Location

This ground floor shop is situated in the middle of Whiteladies Road, which is the main arterial route through Clifton to Bristol city centre.

Whiteladies Road runs through affluent suburbs, popular with university students and has a long established blend of national and independent retailers, bars and restaurants.

The premises are adjacent to **Neptune** and **Body Street**. Other occupiers in the vicinity include **Hillarys Blinds**, **Sharps**, **The Bristol Food Company** and **River Cottage**.

Accommodation

Ground Floor Sales*	127.3 sq m	(1,370 sq ft)
Ground Ancillary	6.87 sq m	(74 sq ft)

*The sales area includes a small change in level.

Tenure

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

Rent

Rental offers are sought in the region of £36,000 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

Rateable Value	£31,000
Rate in £	48.0p
Rates Payable (2018/19)	£14,880

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Planning

The property has planning consent for A1 (retail) uses. Alternative uses may be considered but interested parties are advised to make their own enquires of the local planning authority.

EPC Rating

EPC available on request.

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

Viewing:

Strictly by appointment:-

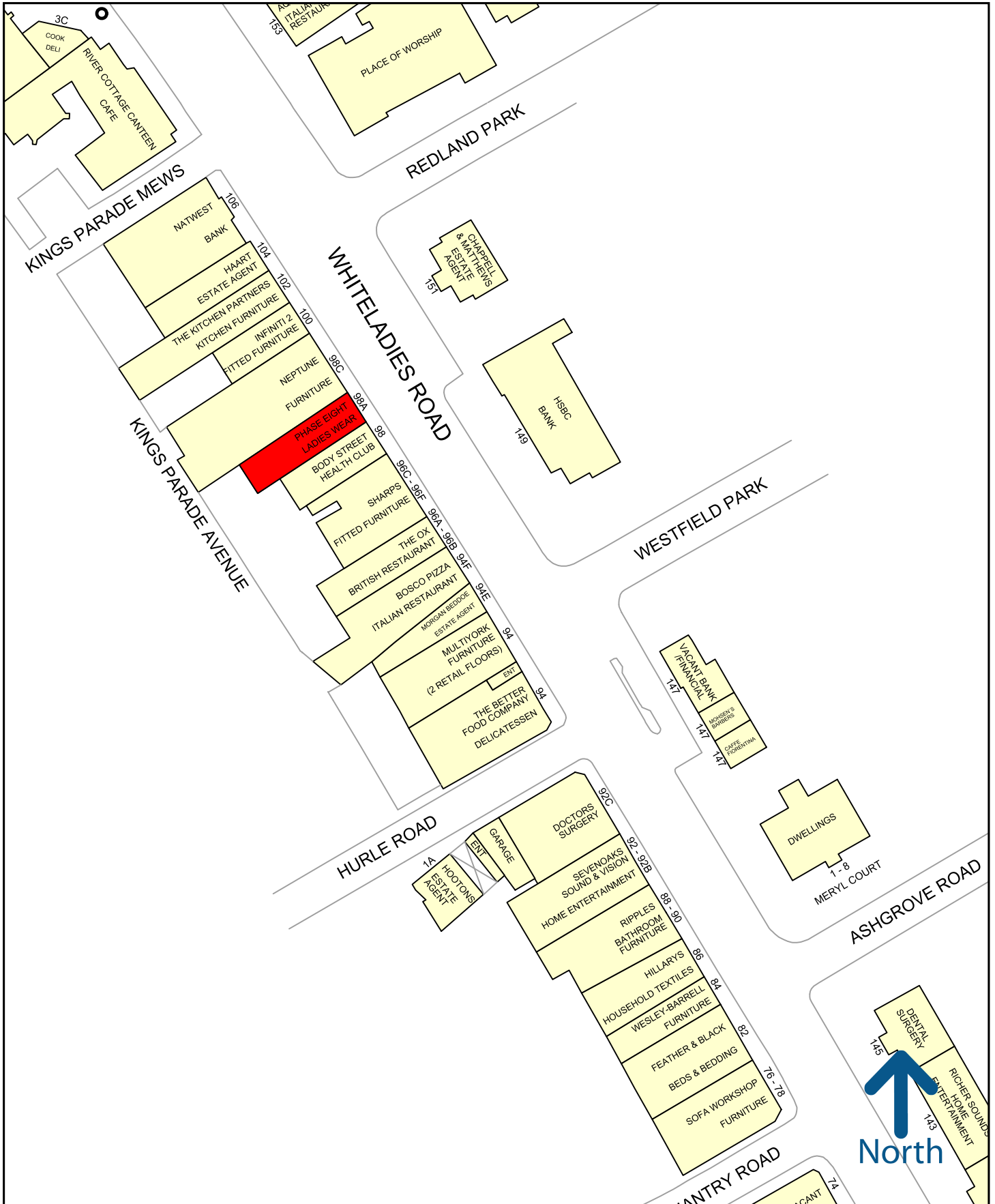
Russell Power – Rowley Hughes Thompson

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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 09/01/2019
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