



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | [www.rhtretail.co.uk](http://www.rhtretail.co.uk) | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



## SHOP TO LET MAY SUBDIVIDE

**80/82 WHITELADIES ROAD,  
CLIFTON, BRISTOL  
BS8 2QN**

### Location

The property comprises two ground floor shops, currently configured as one large unit. It is situated in the middle of Whiteladies Road, which is the main arterial route through Clifton to Bristol City Centre. The property has limited rear service access.

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 **Sofa Workshop** and **Wesley Barrell**. Other occupiers in the vicinity include **Hillarys Blinds**, **Sevenoaks**, **Ripples** and **Richer Sounds**

### Accommodation

The property comprises the following approximate areas:

Ground Floor Sales*	202.5 sq m	(2,180 sq ft)
Ground Ancillary	6.1 sq m	(66 sq ft)
Basement Ancillary	53.3 sq m	(575 sq ft)

\*The sales area includes some changes in level.

### Tenure

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

### Subdivision

The property could be subdivided to create two separate retail units of circa 1,000 sq ft, each.

### Rent

Rental offers for the whole are sought in the region of £55,000 per annum, exclusive of VAT, rates and all other outgoings.

### Rating Assessment

Rateable Value	£49,250
Rate in £	49.1p
Rates Payable (2019/20)	£24,181.75

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

The property has an EPC rating of D-80. A copy of the report is available on request.

### Legal Costs

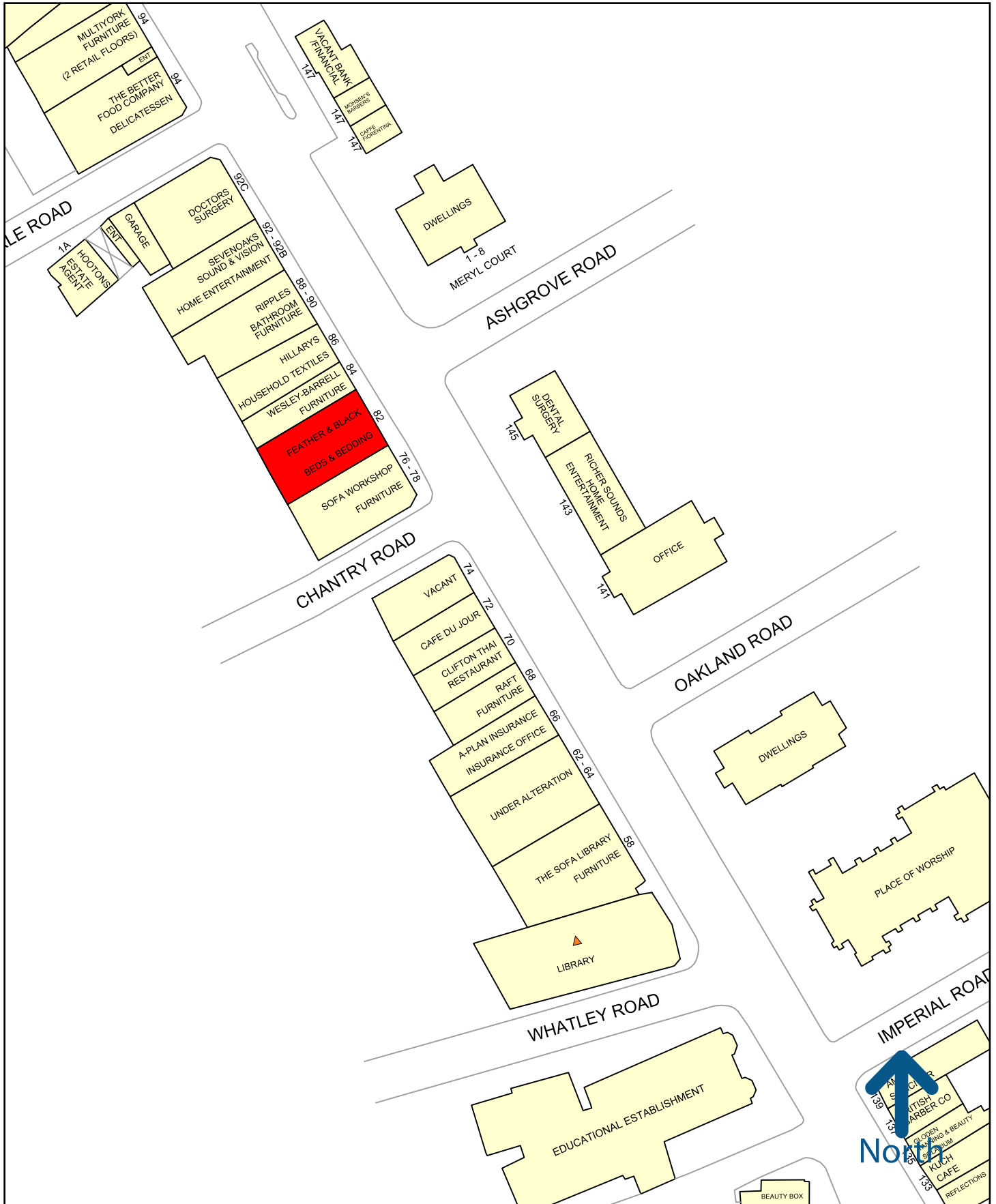
Each Party are to be responsible for their own legal, professional and ancillary costs.

### Viewing:

Strictly by appointment:-

Russell Power – Rowley Hughes Thompson  
DD: 0117 970 7536  
Email: [russp@rhtretail.co.uk](mailto:russp@rhtretail.co.uk)

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



50 metres

Experian Goad Plan Created: 02/04/2019  
Created By: RHT

