

SHOP TO LET

105 WHITELADIES ROAD BRISTOL



Location

This ground floor shop is situated within a busy parade, opposite the Clifton Down Shopping centre.

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 has a long-established blend of national and independent retailers, bars and restaurants.

The premises are adjacent to **Subway** and **Santander** and opposite **Boots**. Other occupiers in the vicinity include **Boston Tea Party**, **Co-op** and **Halifax**.

Accommodation

The property is arranged as a ground floor lock up shop, with storage and ancillary accommodation. As configured, the shop extends to the following approximate floor areas: -

Ground Floor Sales	56.7 sq m	(611 sq ft)
Ground Floor Ancillary	21.7 sq m	(233 sq ft)

Tenure

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

Rent

The rent required for the whole is £25,000 per annum exclusive. The rent will be subject to five yearly, upward only rent reviews.

Rating Assessment

The shop is assessed for rates as follows:-

Rateable Value	£23,500
Rates in £ (2020/21)	N/A
Rates Payable	£0.00

We believe that no business rates are payable until April 2021. 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 and whether any transitional relief applies.

Costs

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

Viewing

Strictly by appointment:-

Russell Power

Rowley Hughes Thompson

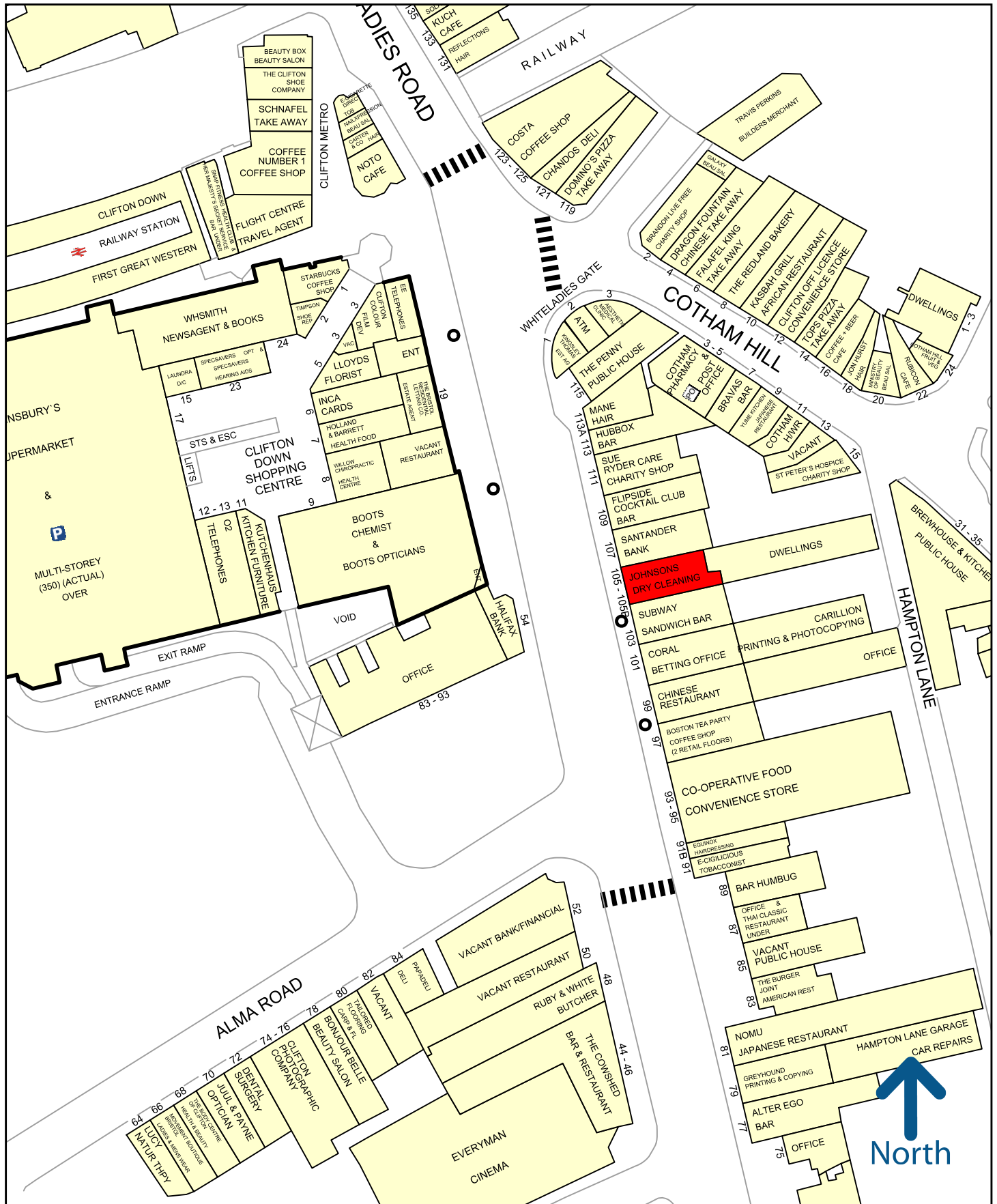
Direct Tel: 0117 970 7536

Email: russp@rhtretail.co.uk

Date Amended: August 2020

SUBJECT TO CONTRACT

All transactions are stated exclusive of VAT



50 metres

Experian Goad Plan Created: 27/08/2020

Created By: RHT



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