

**arc** incorporating  
**downing  
bentley**

Retail Property Consultants

**PRIME CORNER RETAIL  
UNIT TO LET**

52 Whiteladies Road

Clifton

Bristol

BS8 2NH

**\*WOULD SUIT CAFÉ / RESTAURANT\***

(SUBJECT TO PLANNING)





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## PRIME CORNER RETAIL UNIT TO LET

52 Whiteladies Road

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BS8 2NH

0117 252 0532  
[www.arcetail.co.uk](http://www.arcetail.co.uk)

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

## Location

The premises are prominently located on the corner of Whiteladies Road and Alma Road that is occupied immediately adjacent to **Mary-Jane's Coffee, Everyman Cinema, Cowshed and opposite Co-op and Boston Tea Party.**

## Accommodation

The accommodation is arranged on ground floor only having the following approximate dimensions and floor areas:

Internal Width	12.48 m	40'11"
Return Frontage	13.34 m	43'9"
Shop Depth	13.34 m	43'9"
Ground Floor Sales	153.29 sq m	1,650 sq ft

## Rent

£55,000 per annum exclusive of rates.

## Terms

A new, effectively full repairing and insuring lease is to be granted for a term to be agreed, subject to upward only rent reviews at 5 yearly intervals.

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## **EPC**

An EPC has been commissioned and is available on request.

## **VAT**

All figures quoted are exclusive of VAT.

## **Costs**

Each party to be responsible for their own legal cost incurred in the transaction.

## **Rating Assessment**

The rateable value is to be re-assessed once the works of separation from the building to the rear have been completed.

## **Planning**

We understand the premises benefits from an A1 / A2 planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority.

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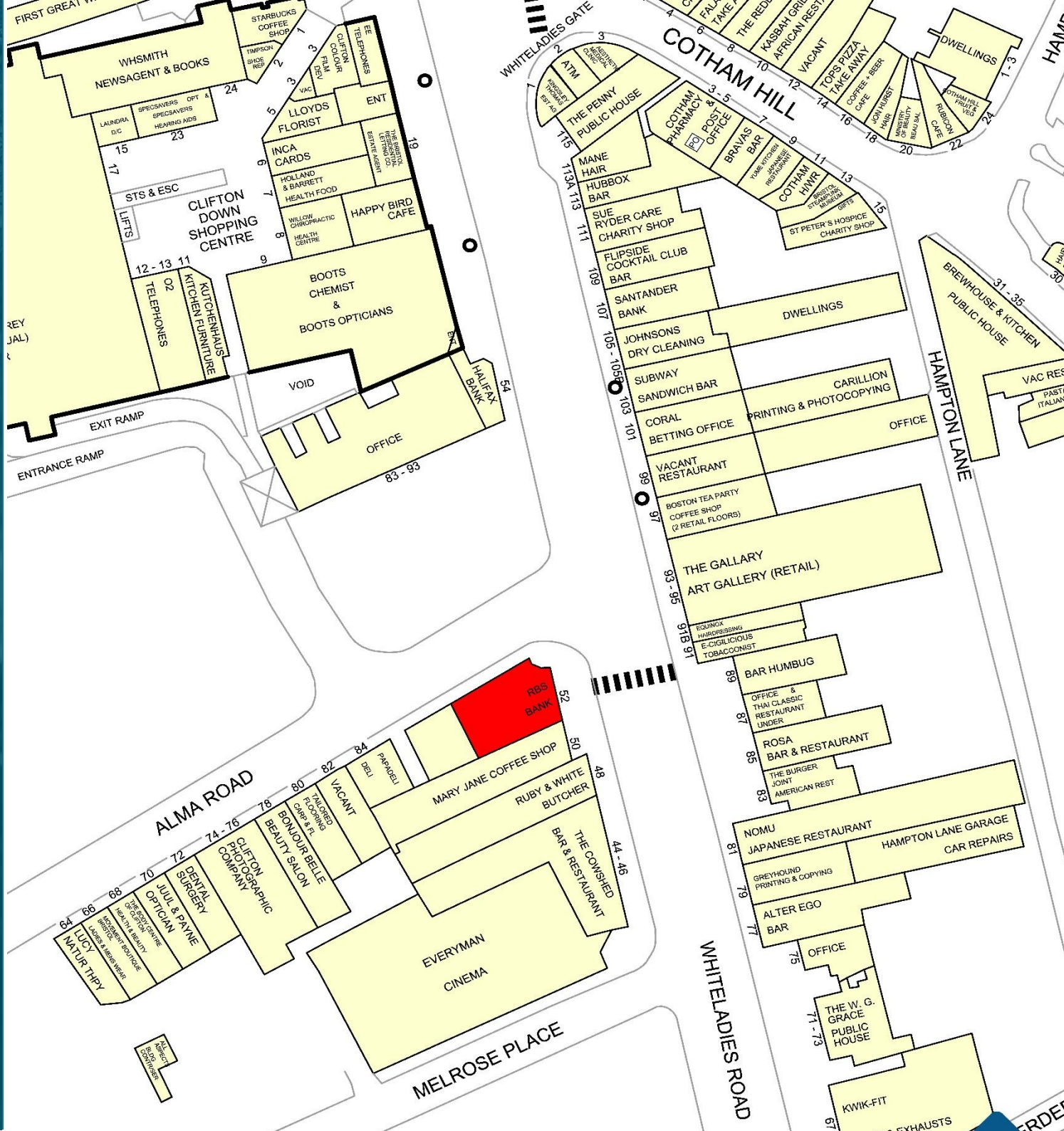
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## Further Information

For further information or to arrange an inspection please contact:

### ARC Retail

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Andy Smallman  
[andy@arcretail.co.uk](mailto:andy@arcretail.co.uk) | 07921 744289

Or joint agents;

### Macarthur Wilson

Richard Biggs  
[reb@macarthurwilson.com](mailto:reb@macarthurwilson.com) | 07903 650999

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