

BRISTOL

Unit 18, Clifton Down Shopping Centre

PRIME UNIT – TO LET



LOCATION

Clifton Down Shopping Centre is the prime retail destination in the heart of Bristol's affluent Clifton district. Anchored by **Sainsbury's** the scheme benefits from a strong mix of established national retailers, including **Boots**, **Boots Opticians**, **Holland & Barrett**, and **Specsavers**, alongside strong independent occupiers such as **Inca** and **Lloyds Flowers**. The centre also benefits from a 360-space shopper car park, providing convenient customer access.

The unit is visible from Whiteladies Road and close to Clifton Down train station.

ACCOMMODATION

The unit occupies a prominent dual frontage on the entrance to the scheme and provides the following floor area.

Ground Floor 589 sq ft 55 sq m

Remote storage may be available.

LEASE TERM

The unit is available by way of a new lease for a term to be agreed.

RENTAL

Available on request.

SERVICE CHARGE

£8,667 per annum.

INSURANCE

To be assessed

RATING

The property is assessed for rates as follows:

Rateable Value:	£18,250 pa
UBR 2026/27:	38.2p
Estimated Rates Payable:	£6,71.50 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment only. Other opportunities available, please register interest with FMX as sole agents.

Nick Symons

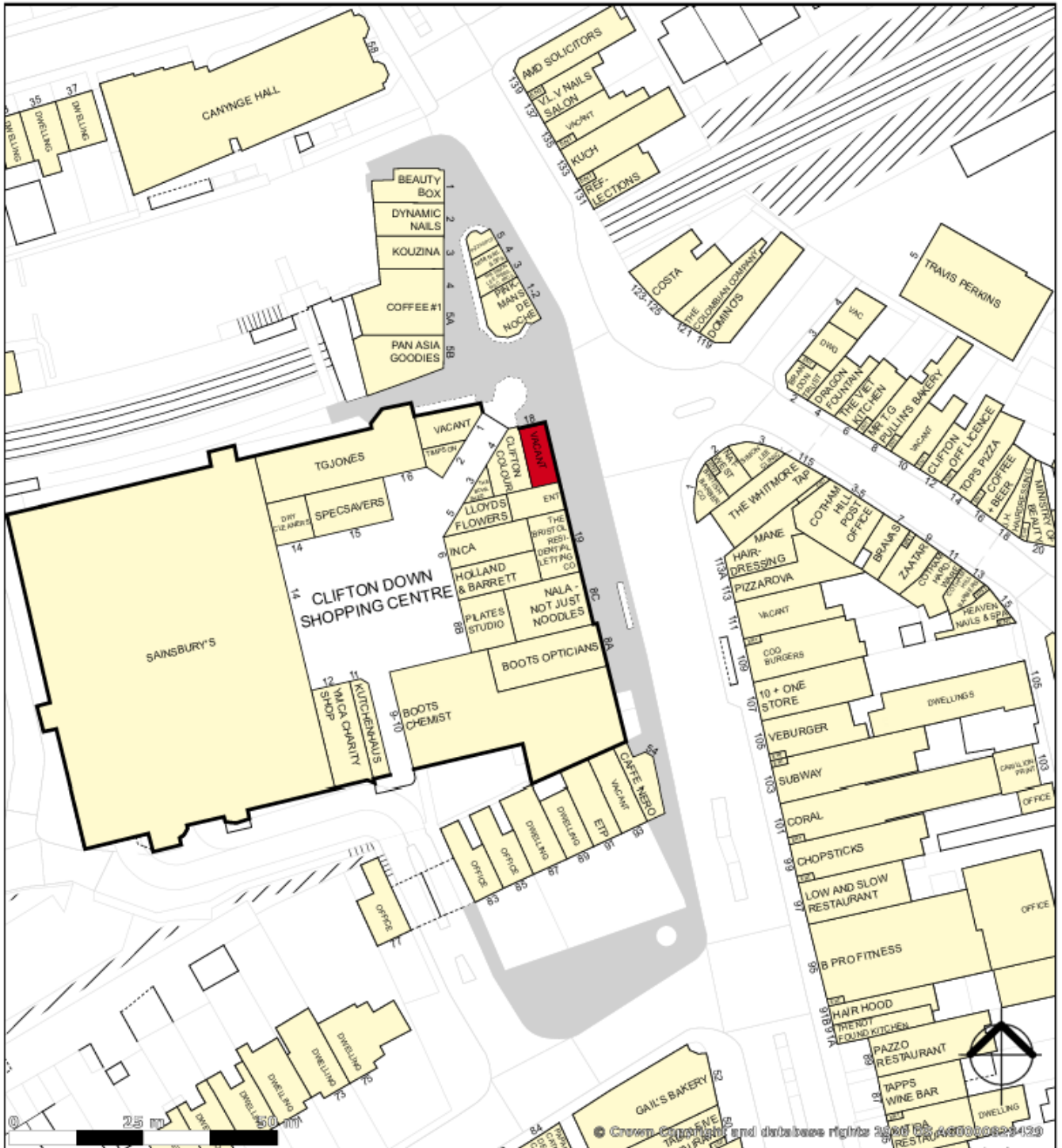
07977 998825

nicksymons@fmx.co.uk

India Bebb

07960 023864

indiabebb@fmx.co.uk



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Plotted Scale - 1:1,000