

## RETAIL OPPORTUNITY

**Ground Floor 111 Whiteladies Road  
Clifton  
Bristol  
BS8 2PB**

**TO LET**

### LOCATION

The property is located on Whiteladies Road in Clifton, one of the prime retail, office and leisure areas of the city, being one of the most highly regarded areas of Bristol. The property is approximately 1.0 mile northwest of Bristol City Centre. Whiteladies Road (A4018) is a major arterial route into the city centre.

Nearby occupiers include Sainsbury's supermarket in Clifton Down Shopping Centre where Boots and WH Smith are situated. Also nearby are Coffee #1, Costa, Dominoes Pizza, Hubbox and many independent traders, bars and restaurants.

### ACCOMMODATION

The premises ground provides the following areas and dimensions:-

Ground Floor Sales	67.23 sq m	723 sq ft
Rear Storeroom	18.97 sq m	204 sq ft
Office	8.70 sq m	94 sq ft
Net Internal Area	94.90 sq m	1,021 sq ft

### TENURE

Assignment of the existing lease 10 years from November 2023 at £35,000pa, rent review in the 5th year



**EPC**  
D(95)

### BUSINESS RATES

Rateable Value £32,250  
UBR (2024/2025)0.546  
Rates Payable £ 17,609.5 (Estimate)

### LEGAL COSTS

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

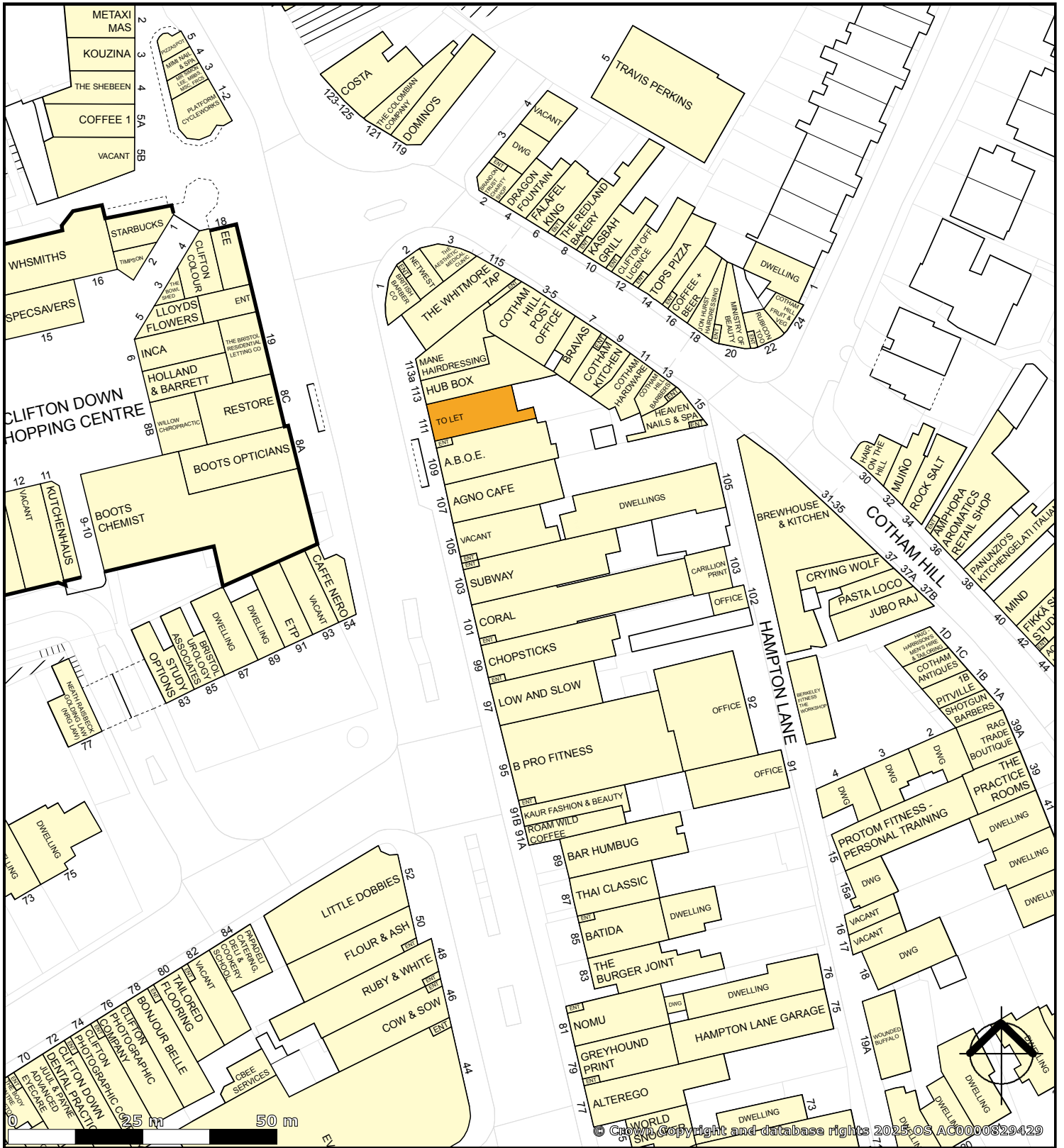
### VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

**Nick Golunski**  
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**SUBJECT TO CONTRACT & VACANT POSSESSION**

111 Whiteladies Road, Bristol, BS8



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