

HOOTONS

**170-172 WHITELADIES ROAD
CLIFTON
BRISTOL**

TO LET

LOCK UP SHOP

198.64 sq m (2,138 sq ft)



The property is prominently located fronting Whiteladies Road, one of the main arterial routes into Bristol, linking the city centre with the affluent suburbs of Clifton, Cotham and Redland.

Other nearby occupiers include, Sainsburys Local, Tesco Express, Andrews Estate Agents and British Heart Foundation.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

The premises comprise a pair of interlinked ground floor lock up shops with ancillary accommodation at ground and basement levels.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

170 - Sales area
56.19 sq m (605 sq ft)

170 - Basement
30.87 sq m (332 sq ft)

172 - Sales area
68.93 sq m (742 sq ft)

172 - Basement
31.58 sq m (340 sq ft)

172 - Rear Storage
11.07 sq m (119 sq ft)

Total - 198.64 sq m (2,138 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£36,500 per annum exclusive.

RATES

Rateable Value: £25,750

Rates Payable (2016/17) 49.7p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

All figures quoted are exclusive of VAT.

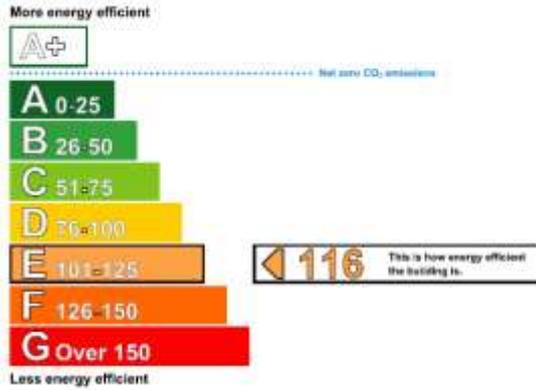
VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: George Cousins or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



NOTICE

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