

HOOTONS

**177 WHITELADIES ROAD
CLIFTON
BRISTOL
BS8 2RY**

TO LET

LOCK UP SHOP/OFFICES



The property is located on Whiteladies Road (A4018), one of the main arterial routes in Bristol linking the city centre to the motorway network in the North. The property is located near to a broad mix of independent retailers, businesses and restaurants.

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 comprises a ground floor shop with offices and storage to the rear. There are first and second floor offices measuring 39.09 sq m (421 sq ft) on each floor available by separate negotiations. These are accessed by an internal staircase. The building has one gas central heating system. The second floor is currently let.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground floor Sales	38.66 sq m	416 sq ft
Ground floor Offices	17.29 sq m	186 sq ft
Ground floor Storage	38.66 sq m	416 sq ft
Basement	36.87 sq m	397 sq ft
Total	131.48 sq m	1,415 sq ft

TERMS

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

RENT

£19,000 per annum exclusive.

RATES

Rateable Value: £21,250

Rates Payable (2017/18) 47.9p

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 if chargeable.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

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

Contact Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFICATE



NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.