

# Hootons.



171 WHITELADIES ROAD, BRISTOL

£29,500 pa

Office/Retail space to let

1,186 sq ft (110.19 sq m)



## Description

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The premises comprise a newly renovated office/retail space, divided over the ground floor and basement level. Benefiting from strong footfall, this property occupies a desirable location with prominent retailers and businesses in the close vicinity.

## Location

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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.

## Terms

The landlord is seeking a Full Repairing and Insuring lease for a term to be agreed, subject to regular three yearly rent reviews. Depending on financial strength of an incoming tenant a 3-6 month deposit may be required.

## Use

Class E – Allowing for conventional shops, financial and professional services, and offices.

## Rent

£29,500 per annum exclusive

## VAT

VAT is not chargeable on this property.

## Size & Floors

	SQ FT	SQ M
Ground floor	502	46.65
Basement	684	63.54
<b>Total</b>	<b>1,186</b>	<b>110.19</b>

## Business Rates

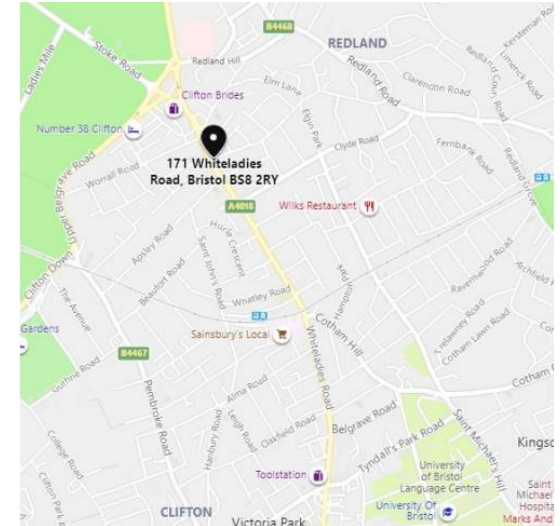
Rateable Value: £14,250

Rates Payable (2021/22) 49.9p in the £

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

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

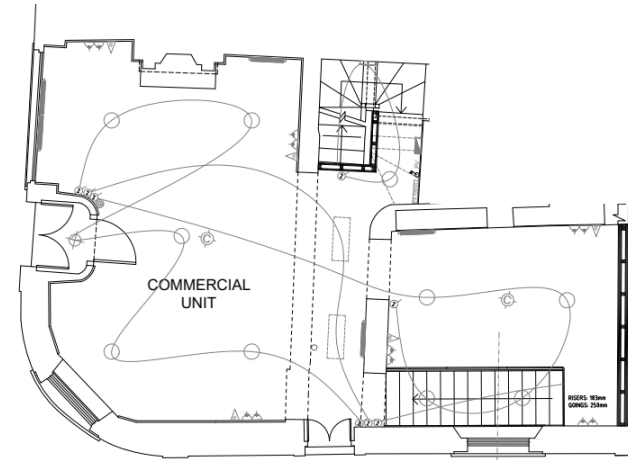
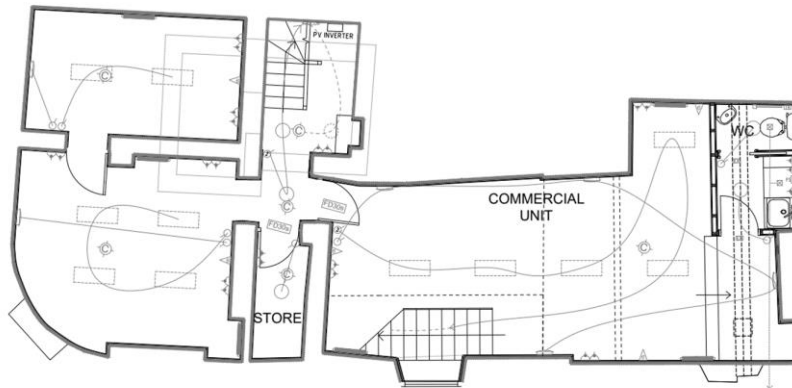
## Map



## Energy Performance

Blackboy Inn 171 Whiteladies Road BRISTOL BS8 2RY	Energy rating <b>E</b>
Valid until <b>3 September 2022</b>	Certificate number <b>9113-3088-0627-0800-7621</b>





## Viewings & further information

Viewings strictly by prior appointment

**Ben Newton**  
0117 933 9915  
ben@hootons.co.uk

**George Hooton**  
0117 933 9916  
george@hootons.co.uk

Scan QR for Virtual Tour

