

Hootons.



171 WHITELADIES ROAD, BRISTOL

£29,500 pa

Office/Retail space to let

1,186 sq ft (110.19 sq m)



Description

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

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 chargeable on this property.

Size & Floors

	SQ FT	SQ M
Ground floor	502	46.65
Basement	684	63.54
Total	1,186	110.19

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.

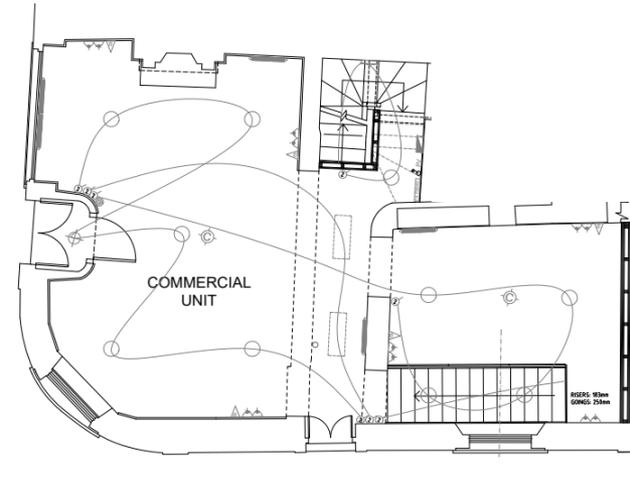
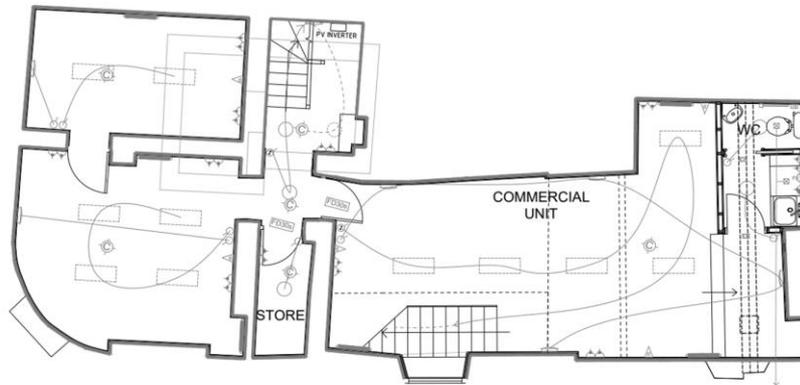
Each party will be responsible for their own legal costs in connection with this transaction.

Map



Energy Performance

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



Scan QR for Virtual Tour



Viewings & further information

Viewings strictly by prior appointment

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