



# For Lease

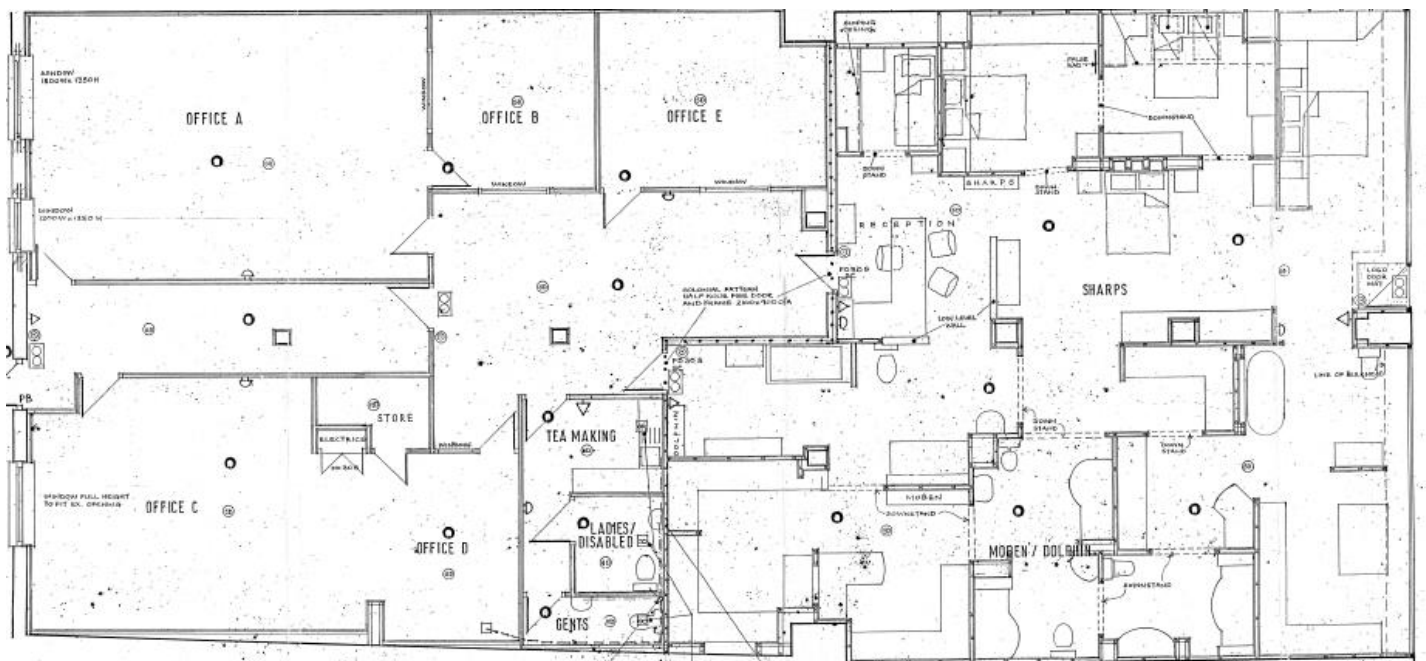
## Retail Unit To Let

96c Whiteladies Road, Bristol BS8 2QX

## New Lease

*\*Due to business relocation\**

- Rent: £100,000 per annum
- Recently Refurbished
- 4 car parking spaces to the rear of the property
- Double Fronted
- 4,250 sq. ft of level floor space
- Adjacent to The Ox and Body Street



## Location

The premises are situated on Whiteladies Road, in a prominent location. This area serves the upmarket residential suburbs of Clifton and Redland, a popular established retail pitch. There are high levels of footfall and traffic due to residential, office and leisure uses surrounding the property.

The property is within close proximity to operators such as The OX, Bosco Pizzeria, Neptune and Better Foods.

## Accommodation

The unit is double fronted and has been recently refurbished. The premises are arranged over ground floor level and provide the following approximate floor areas:

Floor/Unit	Size	Metric
Ground Floor	4,250 sq. ft.	394.83 sq. m

## Lease Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

£100,000 per annum exclusive.

## EPC

D- 77

## VAT

All figures quoted are exclusive of VAT.

## Rating Assessment

The valuation office website states that the premises have been entered into the 2017 Rating List as follows:

- Description “Shop and Premises”
- Rateable Value £74,000
- UBR 2019/2020 50.4p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional relief or small business relief may be available.

## Planning

The current planning consent is A1 retail. Other uses would be considered, subject to obtaining the necessary planning consent.



## Viewing and Further Information

Strictly by appointment with:

**Daniel Milford**

+44 (0) 117 930 5715

[Daniel.Milford@eu.jll.com](mailto:Daniel.Milford@eu.jll.com)

**Alexandra Deere**

+44 (0) 117 930 5711

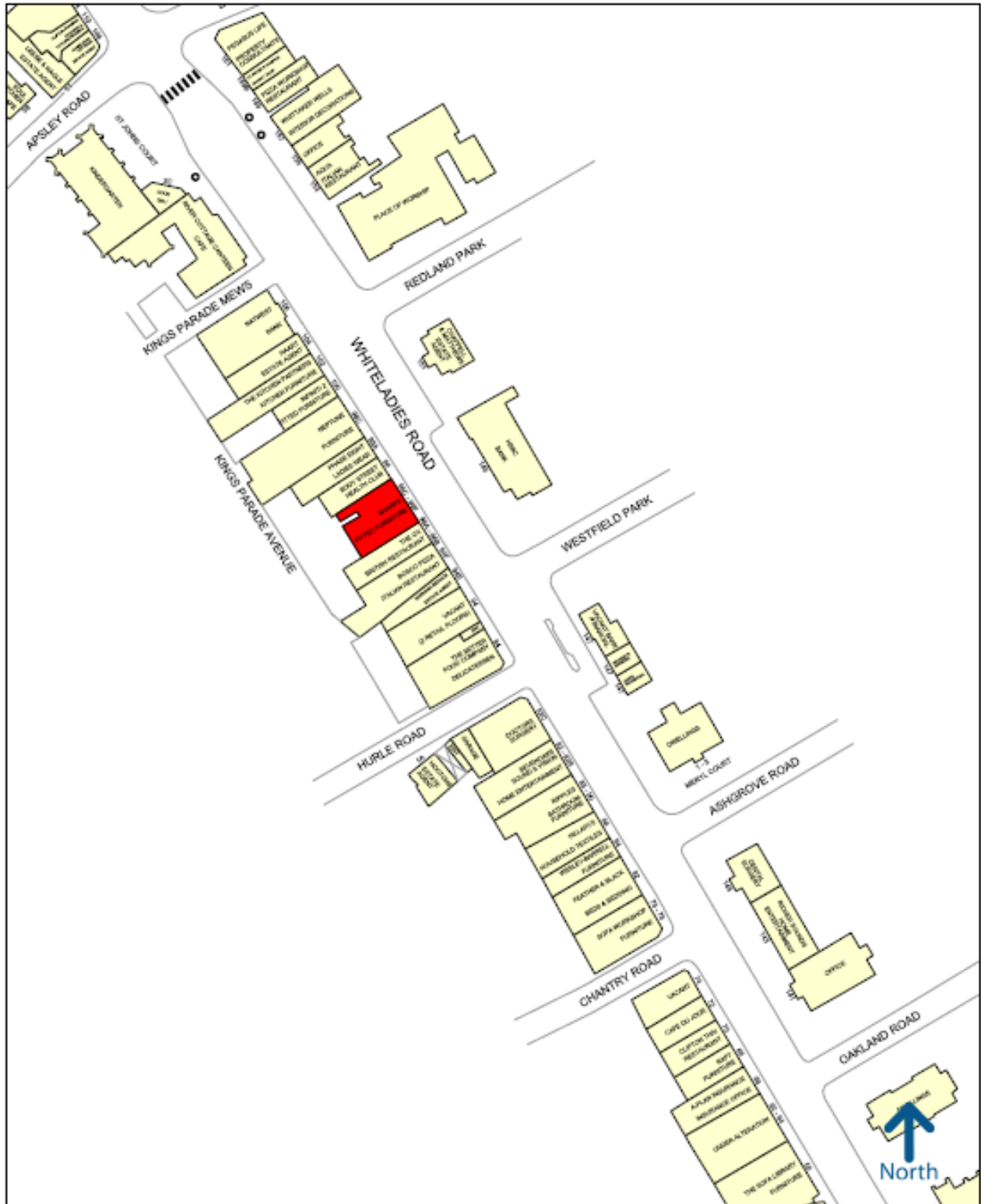
[Alexandra.Deere@eu.jll.com](mailto:Alexandra.Deere@eu.jll.com)

[property.jll.co.uk](http://property.jll.co.uk)

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50 metres

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