



**SHOP TO LET - BRISTOL**  
**98 WHITELADIES ROAD**  
**CLIFTON**  
**BS8 2QY**

**ALTERNATIVE USES CONSIDERED**

### Location

Whiteladies Road is the main arterial route from Clifton to Bristol City Centre. It runs through affluent suburbs, popular with University students, young working professionals and families. Whiteladies Road offers a vibrant blend of national and independent retailers, bars and restaurants.

This ground floor shop sits in a well occupied pitch and benefits from streetside parking for most of the day.

### Description

The property is situated in the middle of a thriving retail pitch. The property has rear service access. The premises are adjacent to **Screwfix** and **Scoop**. Other occupiers in the vicinity include **Neptune**, **Bosco Pizzeria**, **Arlo & Jacob** and **The Better Food Company**.

### Accommodation

The property is arranged as a ground floor lock up shop with rear service access. It extends to the following approximate areas:

<b>Ground Floor Sales</b>	71.72 sq.m	772 sq.ft
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### Lease Terms

The premises are available by way of a new internal repairing and insuring lease, made effectively full repairing by service charge. Term of years to be agreed.

Date prepared: March 2024. Subject to Contract

### Commencing Rental

Rental offers for the whole, are invited in the region of £25,000 per annum, exclusive of VAT, rates and all other occupational costs.

### Business Rates

Rateable Value - £23,250

Rates Payable (2023/24) - £11,602

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

### Service Charge

The occupier will pay an annual service charge for repairs and maintenance. The current budget being £4,388 + VAT.

### Planning

The property is listed and has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

### Energy Performance

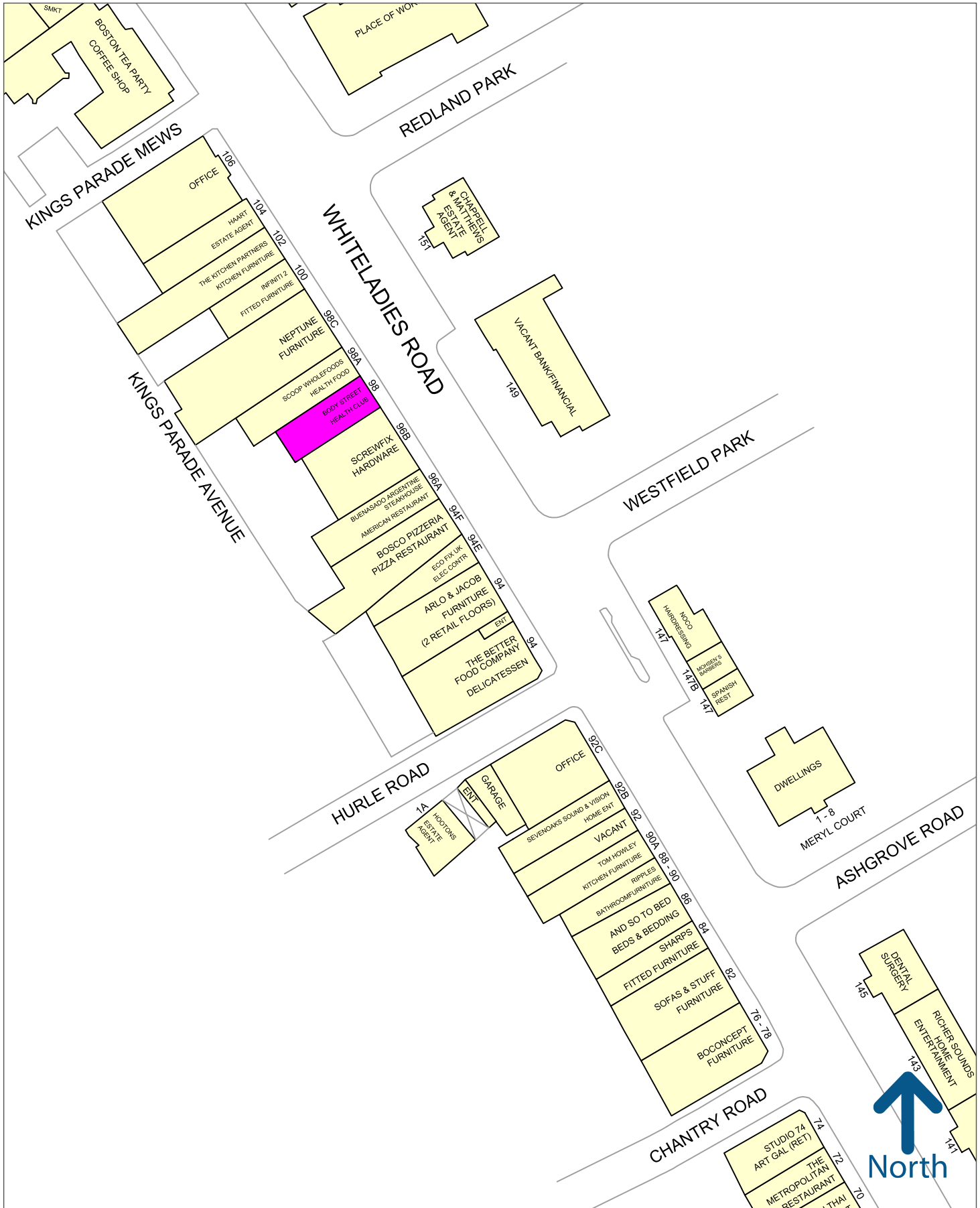
The property has a current EPC rating of C-58.

### Viewing Strictly by appointment

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

Email: [russ@mp-pc.co.uk](mailto:russ@mp-pc.co.uk)



50 metres

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