

# HOOTONS

***136 WHITELADIES ROAD  
CLIFTON  
BRISTOL  
BS8 2RS***

***SHOP TO LET***

***SALES 36.8 sq m (396 sq ft)  
PLUS STORAGE***



The property is 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.

Other nearby occupiers include: Sainsbury local, Neal's Yard, Boots Pharmacy and Tesco Express/Post Office.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## **DESCRIPTION**

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The premises comprise a ground floor lock up shop with basement, first, second and Attic storage areas. The property has a W.C in the basement.

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## **ACCOMMODATION**

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The approximate net internal floor areas are as follows:-

Basement	30.28 sq m (326 sq ft)
Ground floor sales	36.8 sq m (396 sq ft)
First floor storage	30.53 sq m (328sq ft)
Second floor storage	30.63 sq m (330 sq ft)
Third floor attic	9.11 sq m (101 sq ft)
<b>Total</b>	<b>137.35 sq m (1,481 sq ft)</b>

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## **TERMS**

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The property is available as a whole by way of a new full repairing and insuring lease for a term to be agreed. Alternatively consideration may be given to a letting of a smaller ground floor shop with the basement at a rental of £10,000 pax.

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## **RENT**

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£17,500 per annum exclusive.

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## **RATES**

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Rateable Value: £14,000

Rates Payable (2019/20) 49.1p in the £

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

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## **LEGAL COSTS**

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

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## **VAT**

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VAT is not chargeable

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## **VIEWING & FURTHER INFORMATION**

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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

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## **ENERGY PERFORMANCE CERTIFICATE**

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## **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.