

171 WHITELADIES ROAD
REDLAND

BRISTOL
BS8 2RY



TO LET
OFFICE/RETAIL

HOOTONS
0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

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. Nearby occupiers include, Sainsbury local, Boots and Tesco.

DESCRIPTION

The premises comprise a ground floor lock up shop/office with basement storage areas and W.C.

ACCOMMODATION

The approximate net Internal floor areas are as follows:

Ground floor sales	46.65 sq m (502 sq ft)
Basement storage	63.54 sq m (684 sq ft)
Total	110.19 sq m (1,186 sq ft)

TERMS

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

VAT

VAT is not chargeable on this property.

RENT

£25,000 per annum exclusive.

BUSINESS RATES

Rateable Value: £15,700

Rates Payable (2020/21) 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.

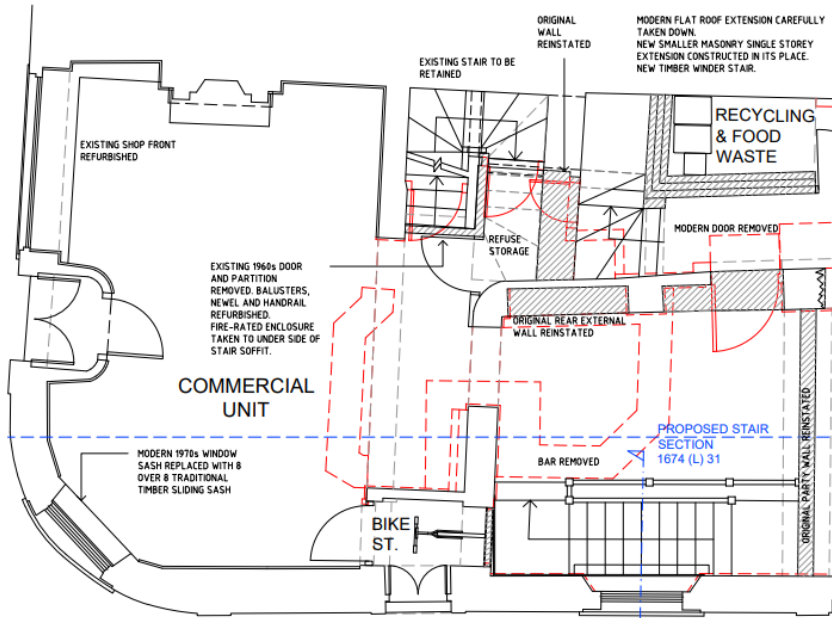
ENERGY PERFORMANCE CERTIFICATE



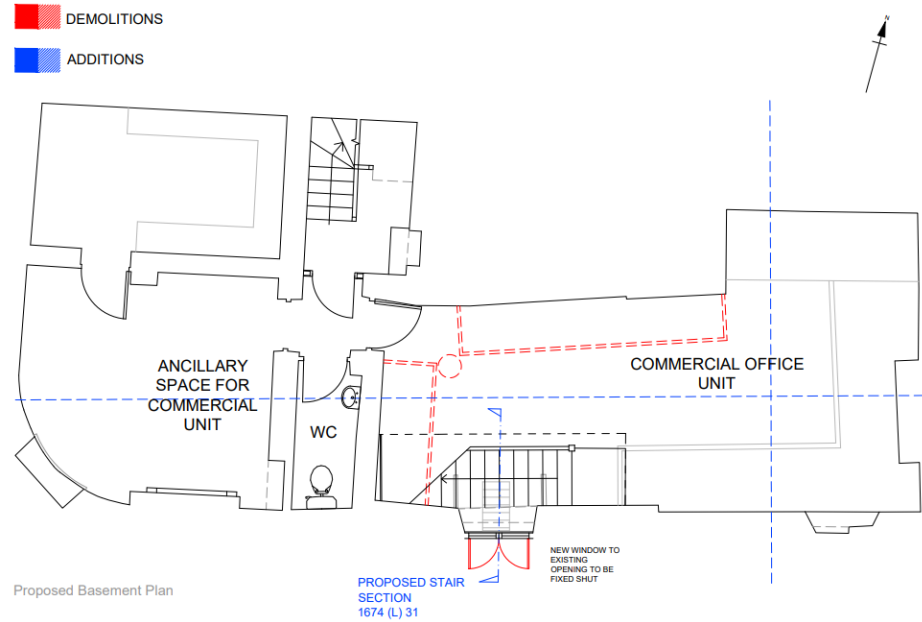
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Proposed Ground Floor Plans



Proposed Basement Plans



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