





# TO LET

## Class E, Open Plan Unit

### LOCATION

The property is located on Whiteladies Road, Clifton, approximately 1.5 miles north of Bristol City Centre via the A4018. Motorway access is either via Junction 17 of the M5 some 5 miles to the north or Bristol City Centre and Junction 3 of the M32. Clifton Down Rail station provides local rail services, connecting with Temple Meads.

### SITUATION

The property is situated at the Northern end of the street with good frontage to Whiteladies Road. The area is popular with both students and residents and is just across from the Downs. Nearby occupiers include Buxton and Grant Pharmacy, Schmidt Interiors, Asda Fuel Station and Andrews Estate Agents.

### DESCRIPTION

The property comprises a well-presented Class E Retail / Office Unit, previously occupied by an estate agency, suitable for a range of retail, office, or service-based uses. The premises benefit from an attractive double recessed frontage.

The accommodation is arranged over ground and basement levels. The ground floor provides a sales area to the front with a partitioned office to the rear. A tea point and WC are also located at this level.

The basement is well presented and provides ancillary storage space.

174 Whiteladies Road, Bristol, BS8 2XU

### ACCOMMODATION

The accommodation has been measured on a net internal floor area basis in accordance with RICS Code of Measuring Practice (6th Ed) to comprise the following approximate areas:

Ground	56.11 Sq M	604 Sq Ft
Basement	27.59 Sq M	297 Sq Ft
<b>Total</b>	<b>83.70 Sq M</b>	<b>901 Sq Ft</b>

### QUOTING RENT

The property is available to let by way of a new full repairing and insuring lease at a rent of £20,000 per annum exclusive of VAT and other outgoings.

### SERVICE CHARGE

A service charge is levied by the landlord in the interests of good estate management and as a contribution for the common repair, maintenance, insurance, and management. Further details are available upon request.





## EPC

An EPC has been commissioned and will be made available to all parties upon request.

## RATING ASSESSMENT

Rateable value (2026) £17,250	£17,250
UBR	0.382
Rates Payable (2026)	£6,590

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

## SERVICES

All mains services are connected.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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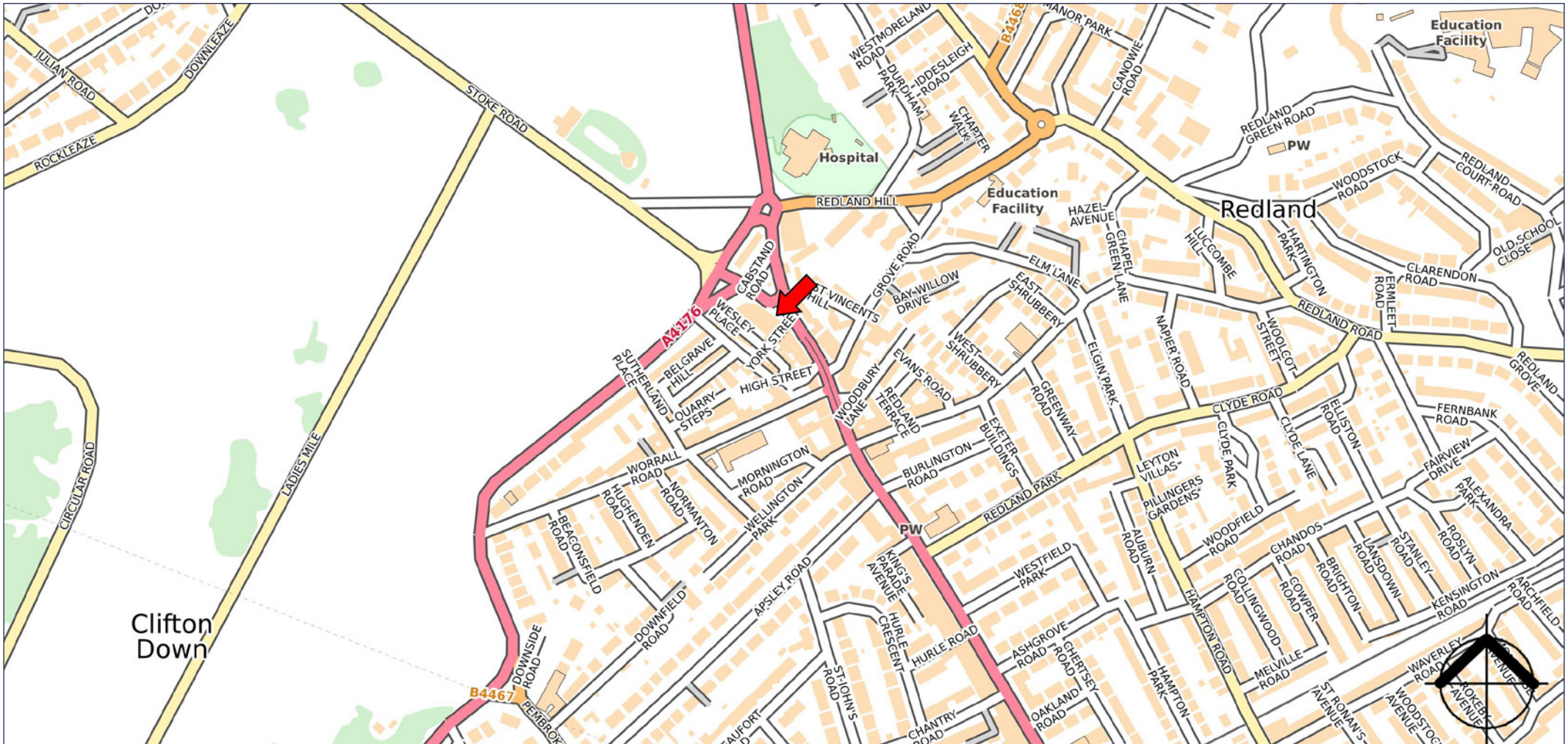
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