

Shop Lease For sale

(Benefitting from A2 Planning)

142 Whiteladies Road, Bristol



Description

Whiteladies Road is a popular retail and leisure destination and one of the main gateways to and from Bristol city centre. It is popular with students, families, office workers and residents of North Bristol. It is dominated by a mixture of national and local retailers and occupiers including **Sainsbury, British Heart Foundation Charity Shop, Ocean Estate Agents, Tesco Express, Boots the Chemist, Martin McColls Newsagents, Holmwoods Clothing and The Rock Fish Restaurant.**

Accommodation

The premises are arranged on ground floor and basement comprising the following approximate dimensions and floor areas (measured on a net internal basis):-

Gross Frontage	5.48 m	18'0 ft
Internal width (at front)	5.6 m	18'6 ft
Shop Depth	13.1 m	43'0 ft
Ground Floor	70 sq m	750 sq ft
Basement	71 sq m	763 sq ft

Tenure

The premises are held on an effective full repairing lease expiring on 15th December 2020 subject to rent review in December 2015 at a current rent of **£21,750 pa.**

Premium

Nil premium.

Business Rates

We understand that the property is assessed as follows: -

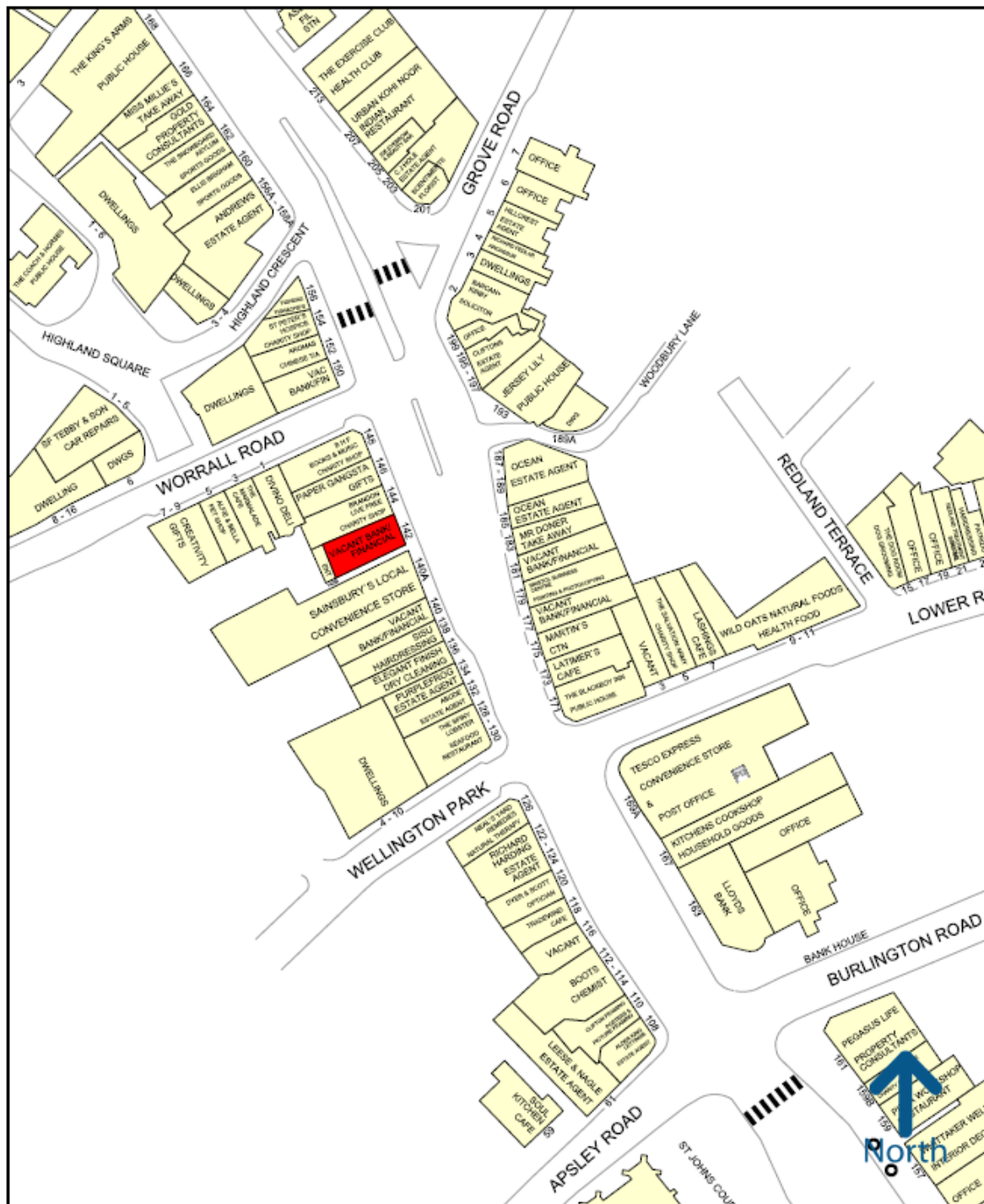
Rateable Value (2017)	£25,250
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT VAT if applicable, will be charged at the standard rate.



50 metres

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