

arc incorporating
**downing
bentley**
Retail Property Consultants

RETAIL UNIT TO LET

Unit 2

Vintry Building

Wine Street

BS1 2BD





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0117 252 0532
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The premises form part of Vintry House, on Wine Street, in Bristol City Centre. Wine Street is a very busy thoroughfare, situated opposite Castle Park, and close to the retail quarter of Broadmead, The Galleries and Cabot Circus.

National occupiers in the immediate vicinity include **Caffé Nero**, **Starbucks** and **Tesco Express**.

Accommodation

The premises are arranged over ground floor only and provide the following internal dimensions and approximate net internal floor areas:

Ground Floor

Internal Width	6.71 m	22'0"
Shop Depth	18.27 m	60'0"
Sales Area	120.70 sq m	1,299 sq ft
WC	-	-

Rent

£35,000 per annum exclusive.

Terms

The premises are available on a new effectively full repairing and insuring basis, for a term of years to be agreed.



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EPC

Available on request.

VAT

All figures quoted are exclusive of VAT.

Costs

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

Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	“Shop and Premises”
Rateable Value	£34,750
UBR 2019/2020:	49.1p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

Planning

We understand the premises benefit from an A1 (Retail) planning consent. Other uses would be considered, subject to obtaining the necessary planning consent.

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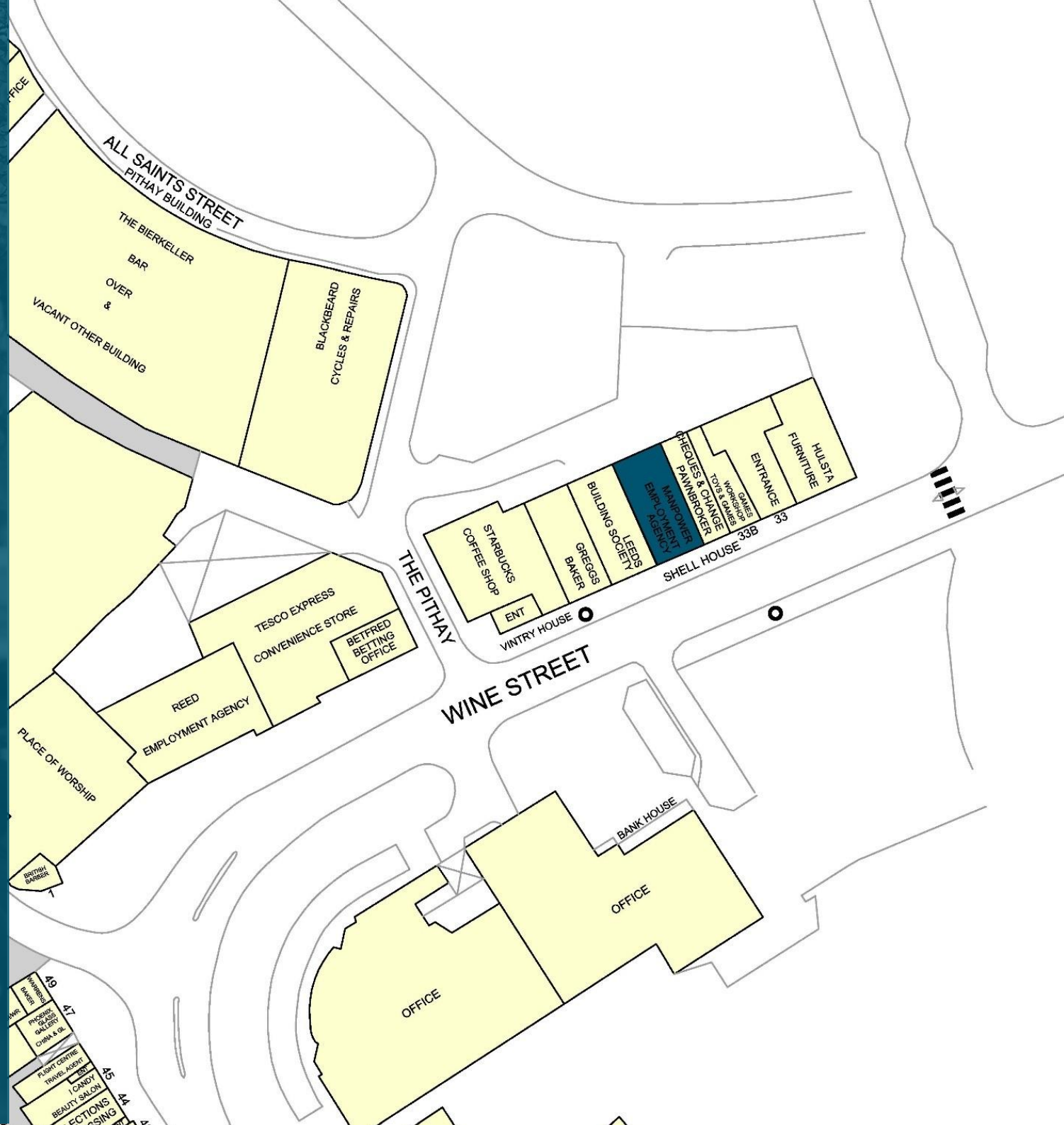
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Further Information

For further information or to arrange an inspection please contact:

ARC Retail

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andy@arcetail.co.uk

| 07921 744289

SUBJECT TO CONTRACT & VACANT POSSESSION

MISREPRESENTATION CLAUSE:

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