

# On the Instruction of Lloyds Bank Plc

## LEASEHOLD AVAILABLE

**BRISTOL – 163 / 165 Whiteladies Road, Clifton, Bristol, BS8 2RW**



### Location

Bristol is located in the south west at the junctions of the M4 and M5 motorways and is approximately 105 miles to the west of London and 42 miles east of Cardiff. The property is located on Whiteladies Road (A4018) which is a main arterial route into the city centre. Nearby occupiers include **Barclays, Tesco Express, St Peters Hospice** and **River Cottage Restaurant**.

### Description

The property is a period terraced building providing accommodation over five floors - Basement, ground and three upper floors. Ground floor is the banking hall with ancillary whilst the basement comprises storage, historic strong rooms and plant equipment.

The upper floors are self-contained offices.

The property comprises the following approximate floor areas:

### Accommodation

Ground Floor	297 sq m	3202 sq ft
First Floor	96 sq m	1033 sq ft
Second & Third Floors	206 sq m	2219 sq ft
Basement	135 sq m	1449 sq ft
<b>Total</b>	<b>734 sq m</b>	<b>7898 sq ft</b>

### Key Features

- Lease Available.
- Prime Clifton location.
- Main arterial route.

### Viewing

By appointment via this office:

**Jason Herbert**

t: +44 117 943 5852

m: +44 790 999 6154

e: [Jason.herbert@cbre.com](mailto:Jason.herbert@cbre.com)

**Andrew Jackson**

t: +44 117 943 5855

m: +44 788 795 2215

e: [Andrew.jackson3@cbre.com](mailto:Andrew.jackson3@cbre.com)

**CBRE Limited**

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

[www.cbre.co.uk/retail](http://www.cbre.co.uk/retail)

### Rent

An effectively FRI lease for a term of years expiring 23/06/2021 at a current passing rent of £73,000 per annum exclusive.

### Legals

Each party to bear their own legal costs.

### Rates

From information provided by the Valuation Office website we are informed that the current rateable value of the property is **£67,500** and the Rates Payable are **£33,277**. The UBR for 2018/2019 is **47.3p**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

A copy of the energy Performance Certificate is available on request.

Date of Issue 08 January 2019

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Bristol - Whiteladies Road



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