

# BRISTOL - CLIFTON DOWN

Unit 12, Clifton Down Shopping Centre, Whiteladies Road, Bristol, BS8 2NN



- Bristol is the largest city in the South West, with a population of over 470,000 people.
- Clifton Down Shopping Centre is situated on the busy Whiteladies Road, the principle arterial route linking the Downs with the city centre. The scheme is anchored by a 45,000 sqft Sainsbury's, which is the only significant supermarket serving the surrounding affluent suburbs of Clifton and Redland. Average weekly footfall visits are 12% ahead year to date for the scheme at 63,000 visits.
- Notable retailers in the scheme include Boots, Starbucks, WH Smiths, Specsavers and EE.
- Located on the ground floor, the unit is situated immediately adjacent to Sainsbury's and Kutchenhaus, close to the traveller leading to the 360 space car park in close proximity.
- Available September 2023, by way of a new lease for a term of up to 6 years.

## Description

The premises comprise regularly shaped ground floor retail unit with internal access to the basement service yard. The unit benefits from two rear store rooms, an accessible WC and a Kitchenette.

## Location

The unit is adjacent to Sainsbury's and Kutchenhaus, and is in close proximity to Boots, Holland + Barrett, and the traveller linking to the multi storey carpark. Clifton Down Station is less than a minute away and provides regular train services into the city centre.

## Accommodation

The accommodation comprises the following approximate net internal area:

Name	sq ft	sq m
Ground - Sales + Ancillary	1,496	138.98
<b>Total</b>	<b>1,496</b>	<b>138.98</b>

## Terms

The premises are available by way of a new 6 year ex-act lease on terms to be agreed.

## Rent

£36,000 pax

## Service Charge

The service charge for the current year is in the region of £18,500.

## EPC

D (79)

## Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Viewings

Strictly by prior arrangement with the appointed Savills agents.

## Business Rates

Rates payable: £21,457 per annum  
(based upon Rateable Value: £43,000)

A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme.

## Contact

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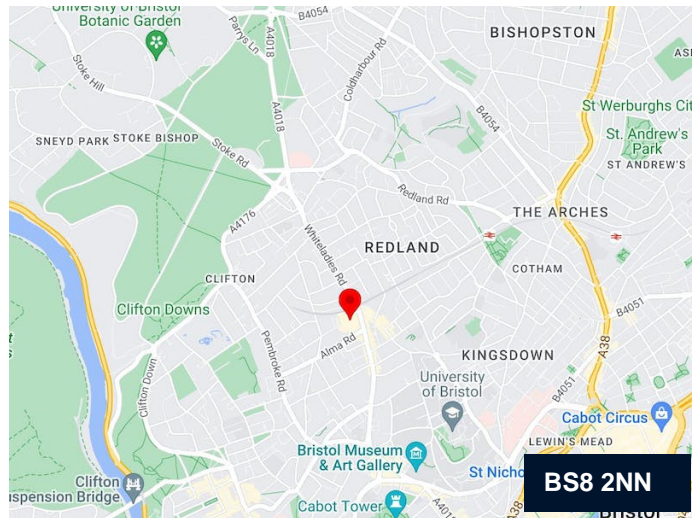
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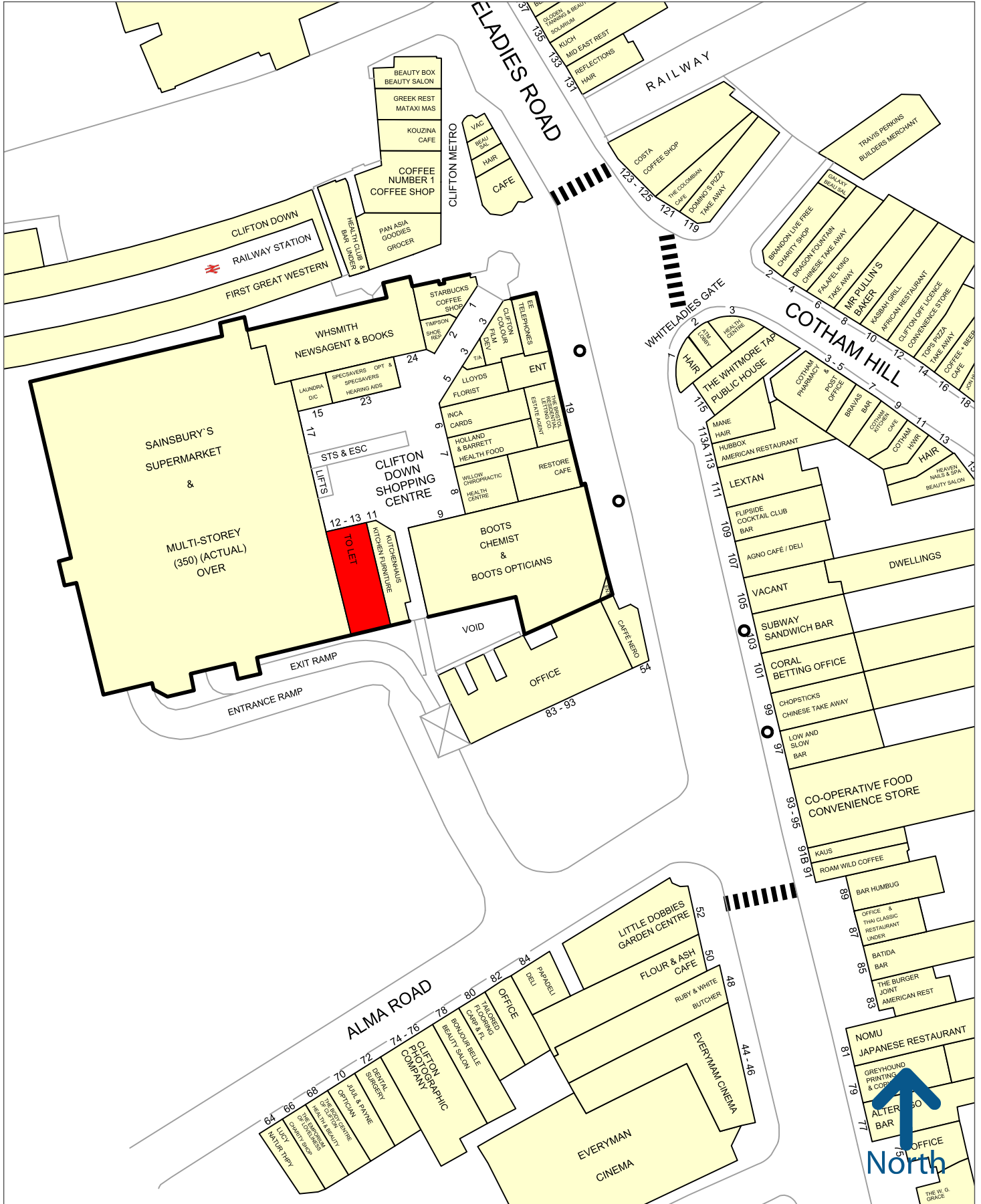
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50 metres

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