

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	1,496	138.98
Total	1,496	138.98

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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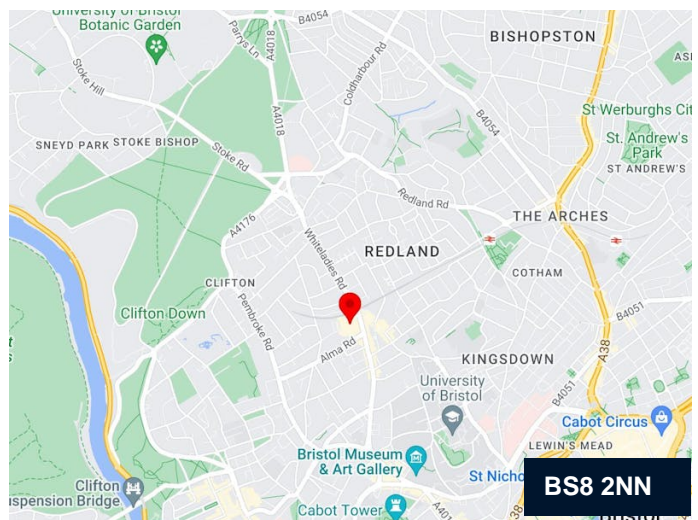
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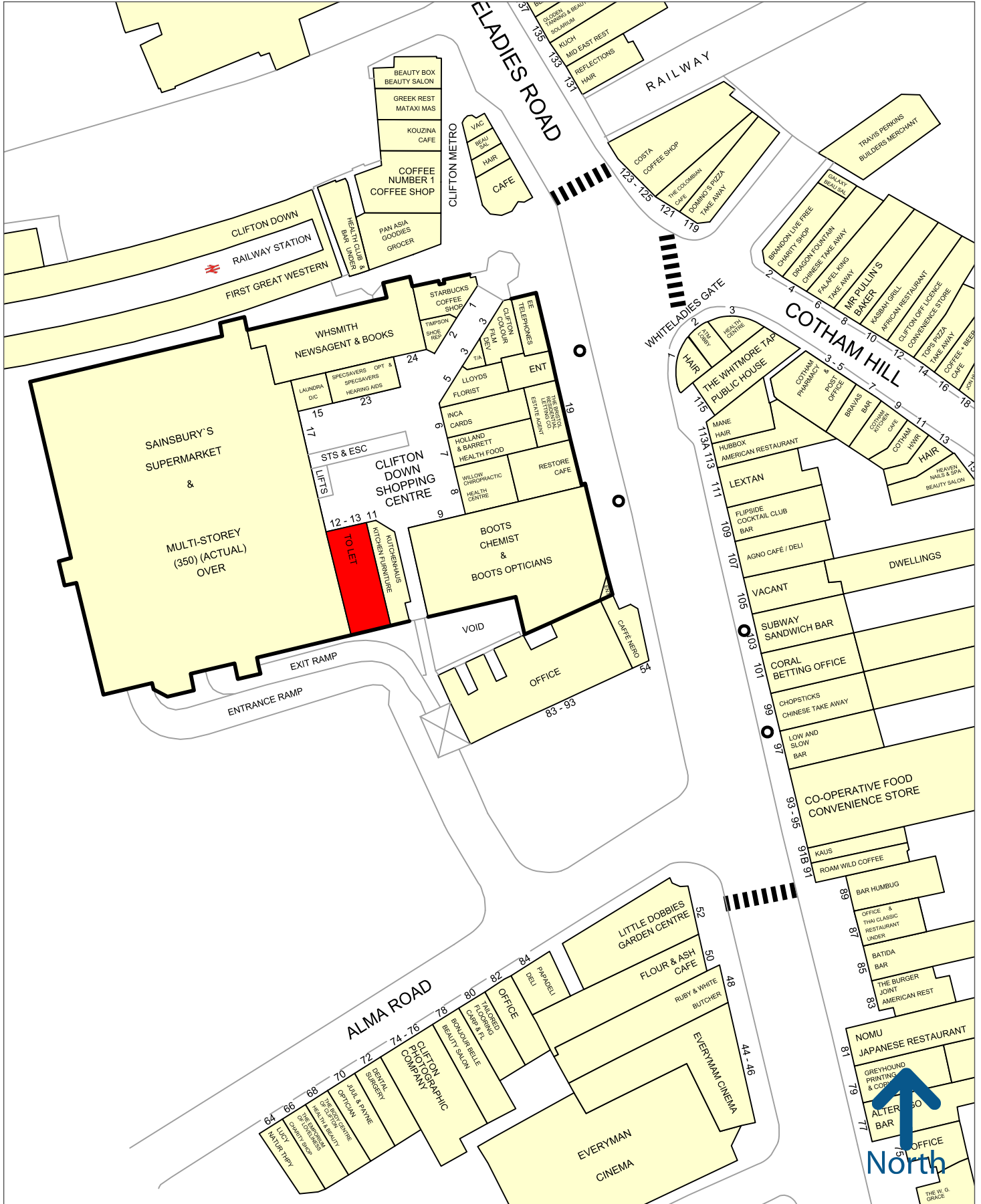
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50 metres

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