

TO LET - CLASS E UNIT

UNIT 18 CLIFTON DOWN SHOPPING CENTRE, BRISTOL BS8 2NN



SAVILLS BRISTOL
Dock House
Welsh Back BS1 4SB
0117 910 2200

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LOCATION

The property is situated in a prime location at the front of Clifton Down Shopping Centre facing Whiteladies Road. Nearby occupiers include TG Jones and Inca Gifts.

Clifton Down Shopping Centre is anchored by a 45,000 sq ft Sainsburys and has over 3 million visitors annually and has a 350 space multi-storey car park. It is situated on Whiteladies Road, one of the main arterial routes into Bristol City Centre with a population in the surrounding affluent Wards of Clifton, Clifton Down, Redland and Cotham of 48,364.

The Centre is adjacent to Clifton Down Railway Station and has strong visitor numbers from Bristol University student population and a high convenience spend.

DESCRIPTION

The property comprises a ground floor retail unit. The property benefits from the use of one car parking space in the Service Yard.

ACCOMMODATION

The property comprises the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor Sales	589	54.72
TOTAL	589	54.72

LEASE

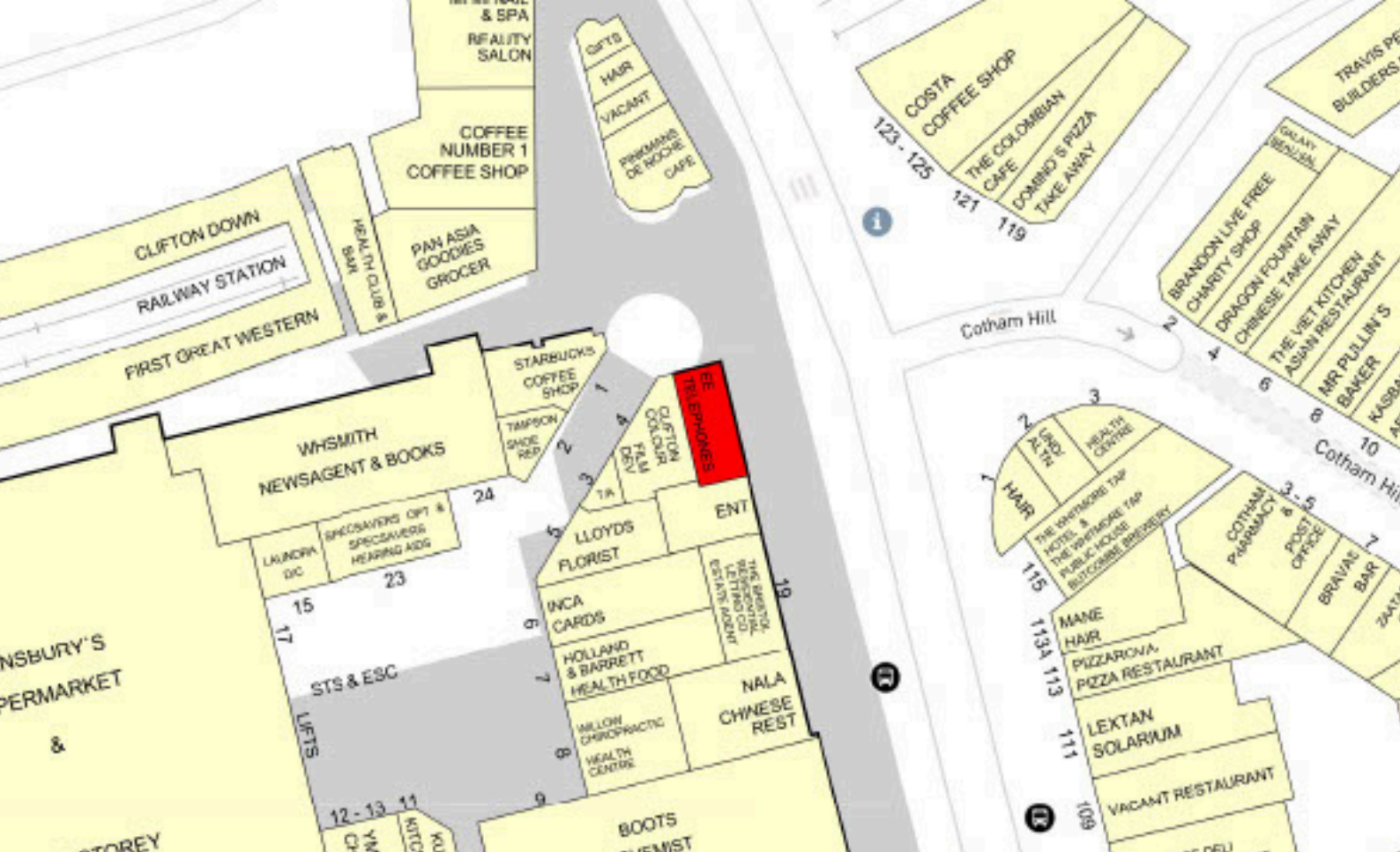
The premises are available on a new Lease until December 2029.

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RENT

£27,500 per annum

SERVICE CHARGE

£7,465 per annum.

RATING

Our inspection of the Rating List shows the following assessment for the subject property:

RATEABLE VALUE	£26,750
RATES PAYABLE (2025/26)	£13,348.25

From April 2026 the Rateable Value will be £18,250 pa, the annual multiplier will be 43.2 pence. Business Rates will therefore reduce to £7,884.

Interested parties should make their own enquiries of the Local Rating Authority.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

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

EPC RATING

C71.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, Savills will require any tenant / purchaser to provide proof of identity, along with any other required documents.

CONTACT

For further information please contact:

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