Hartnell Taylor Cook

TO LET



13 Alma Vale Road

Bristol, BS8 2HL

Self contained unit in Clifton Village

1,684 sq ft

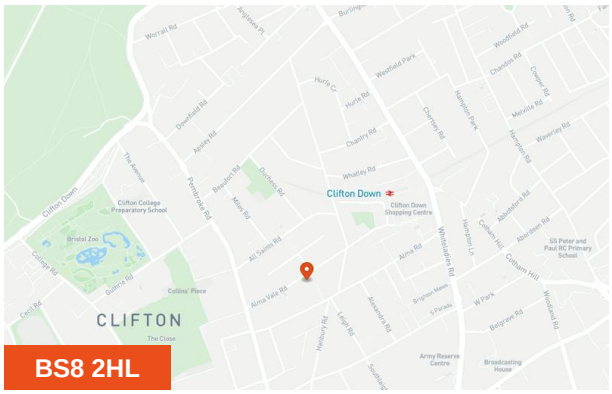
(156.45 sq m)

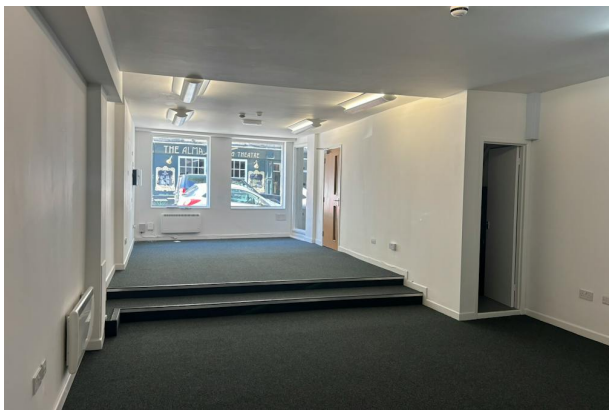
- Prime Clifton Location
- Nearby occupiers include The Alma Tavern, Alma Bella Boutique and Bonomini.
- Avaliable by way of a new lease

13 Alma Vale Road, Bristol, BS8 2HL

Summary

Available Size	1,684 sq ft
Rent	£30,000 per annum
Rateable Value	£30,250
Service Charge	N/A
VAT	To be confirmed
EPC Rating	C (56)





Description

The property comprises a self contained unit over ground first floors, with sales space, ancillary storage and WC's on the ground floor and office accommodation on the first floor.

Location

Situated within the affluent suburb of Clifton, the premises are located on Alma Vale Road within a mixture of specialist retailers, pubs, restaurants, office and residential occupiers.

The unit is within walking distance of Whiteladies Road and nearby occupiers include The Alma Tavern, Alma Bella Boutique and Bonomini.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,684	156.45	Available
Total	**1,684**	**156.45**	

Viewings

Strictly by prior appointment only

Legal Costs

Each party to bear their own costs in the transaction.

Viewing & Further Information

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