

Chartered Surveyors  
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Partners

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**BURSTON COOK**

**TO LET**

**22 OLD MARKET STREET  
OLD MARKET, BRISTOL, BS2 0HB**

**Only £105 Per Week**



- **REFURBISHED SELF CONTAINED OFFICE SUITE**
- **B1 OFFICE USE**
- **RENT £5,500 PER ANNUM, EXCLUSIVE**
- **478 SQ FT (44.5 SQ M)**
- **REAR COURTYARD GARDEN**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## **LOCATION**

22 Old Market Street is conveniently situated close to the inner circuit ring road and within walking distance of the Broadmead Shopping Centre. Temple Meads Railway station and the M32 are both within easy driving distance.

## **DESCRIPTION**

The premises comprise the whole of the ground floor and has been fitted to a good standard incorporating Cat II lighting, carpeting, perimeter power points, oil fired central heating, fitted kitchen and WC facilities, together with rear courtyard garden.

## **ACCOMMODATION**

From our on site measurements and in accordance with the RICS Code of Measuring Practice, the net internal floor area is approximately 478 sq ft (44.5 sq m).

## **TENURE**

The accommodation is offered by way of a new effectively full repairing and insuring lease, for a term of years to be agreed.

## **RENTAL**

£5,500 per annum, exclusive.

## **RATES**

The rates payable are in the region of £1,732.50 per annum, exc.

## **ENERGY PERFORMANCE CERTIFICATES**

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VAT**

We would ask you please to note that under the Finance Act 1989 VAT may be added to the rent quoted.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Sarah Bicknell

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**DECEMBER 2008**

### **CONTROL OF ASBESTOS AT WORK REGULATIONS 2002**

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.