

**Chartered Surveyors  
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Partners**

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**BURSTON COOK**

**TO LET**

**17 PEMBROKE GROVE,  
CLIFTON, BRISTOL**



- **SELF-CONTAINED MEWS BUILDING**
- **FIVE ON-SITE CAR PARKING SPACES**
- **1,381 SQ FT – 2,929 SQ FT (128 SQ M – 271 SQ M)**
- **FLEXIBLE LEASE TERMS**
- **RENTAL – ONLY £15 PER SQ FT PLUS CAR PARKING**

**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

The property is situated on Pembroke Grove, just off Pembroke Road in a prime business and residential location, situated within walking distance of Clifton Village, Whiteladies Road and Queens Road.

## DESCRIPTION

The building comprises a two storey self-contained mews building fronting onto Pembroke Grove in the heart of Clifton.

The accommodation is situated over ground and first floor levels and provides a mix of rooms both large and small in addition to kitchen and male/female WC facilities. It also benefits from gas central heating, fluorescent strip lighting and carpeting throughout.

## CAR PARKING

There are five on-site car parking spaces allocated with the accommodation in the adjoining car park controlled via a security barrier.

## ACCOMMODATION

From our measurement in accordance with the RICS Code of Measuring Practice, we calculate the net internal floor areas to comprise the following: -

Ground Floor	1,381 sq ft	(128 sq m)
First Floor	1,548 sq ft	(143 sq m)
<b>Total</b>	<b>2,929 sq ft</b>	<b>(271 sq m)</b>

## TERMS

The existing lease is currently held by way of a full repairing and insuring lease from 10<sup>th</sup> August 2001 and is due to expire on 10<sup>th</sup> August 2011.

The lease is contracted outside of the provisions of the Landlord and Tenant Act 1954 (Part II).

The lease is available subject to an assignment of the whole or a sublease on a floor by floor basis for the remaining term, or alternatively a new lease will be considered by the landlord for a term of years to be agreed.

## RENTAL

The passing rental equates to £15.00 per sq ft, exclusive plus five car parking spaces at £1,250 per annum, per space.

## LEGAL COSTS

The ingoing tenant is to be responsible for the lessors reasonable legal costs incurred in respect of this transaction.

## 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.

## VAT

We understand that VAT is payable in respect of this property.

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing, please contact the sole agents: -  
Burston Cook

FAO: Jayne Rixon MRICS, Andrew Oliver MRICS or Sarah Bicknell  
Tel: 0117 934 9977  
Fax: 0117 930 0633

## SUBJECT TO CONTRACT

**JANUARY 2009**

### 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.