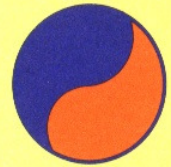


Chartered Surveyors  
& Commercial Property Consultants  
Partners

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**BURSTON COOK**

## TO LET

### FIRST & SECOND FLOOR, 39-41 ST NICHOLAS STREET, BRISTOL



- 779-1,638 SQ FT (72-152 SQ M)
- FLEXIBLE LEASE TERMS
- **FROM £7.50 PER SQ FT, PER ANNUM, EXCLUSIVE**
- LOW RATEABLE VALUE

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 fronting onto St Nicholas Street, at the heart of Bristol city centre.

St Nicholas Street runs from High Street to Corn Street and is within easy walking distance of Broadmead central shopping centre, the waterfront, Colston Avenue and Queen Square.

There are a number of NCP multi-storey car parks within walking distance and limited pay and display on street parking within the immediate vicinity.

## DESCRIPTION

The property comprises a period self-contained three storey building, situated on St Nicholas Street. The accommodation is situated over first and second floor levels and comprises a number of offices which could be opened up to provide a more open plan environment. The property includes WC and kitchenette facilities.

## ACCOMMODATION

The accommodation is offered either on a floor by floor basis or as a whole.

From our on site measurements, in accordance with the RICS Code of Measuring Practice, we estimate the net internal floor areas to comprise the following: -

First Floor	859 sq ft	80 sq m
Second Floor	779 sq ft	72 sq m
<b>Total</b>	<b>1,638 sq ft</b>	<b>152 sq m</b>

## TENURE

The accommodation is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed on either the whole or on a floor by floor basis.

## RENTAL

From £7.50 per sq ft, per annum, exclusive

## RATES

Rateable Value - £14,500

Rates Payable (approx) - £6,090

## VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

## LEGAL COSTS

Each party to pay their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook  
FAO: David Ball  
Tel: 0117 934 9977  
Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**JANUARY 2011**

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.