



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: [commercial@burstoncook.co.uk](mailto:commercial@burstoncook.co.uk)  
Website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)

## ***OFFICE FOR SALE***

### **3 KINGS COURT, LITTLE KING STREET, BRISTOL, BS1 4HW**



***A rare opportunity to purchase the long leasehold interest in this self-contained “mews style” office located in the heart of Bristol City Centre with 2 car parking spaces.***

SUBJECT TO CONTRACT

## LOCATION

The property is located fronting onto Little King Street situated just off the historic Queen Square. Broadmead shopping centre and Cabot Circus are all within walking distance, with Temple Meads Railway Station being a 10 minute walk away. There is plenty of public parking nearby and the building has easy access to major motorway networks. Local amenities include restaurants, traditional pubs, bars, cafés and a number of attractive landscaped outdoor spaces making this a popular location for office workers.

## DESCRIPTION

The property comprises a self-contained office and is arranged with a reception area on the ground floor, office accommodation over 1<sup>st</sup> and 2<sup>nd</sup> floors and further storage/useable space in the basement. The current occupier will be vacating at the end of February 2021 and therefore the office will be sold as vacant possession and its current condition.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the property has the following net internal floor areas:

Basement:	748 sq ft	( 70 sq m)
Ground floor reception:	184 sq ft	( 17 sq m)
First floor office:	896 sq ft	( 83 sq m)
Second floor office:	478 sq ft	( 44 sq m)
<b>Total:</b>	<b>2,306 sq ft</b>	<b>(214 sq m)</b>

## TENURE

The property is available to purchase by way of the long 125 year lease (less 10 days) from March 1988. There is a ground rent payable which is currently running at £1,242 and there is an annual service charge which is currently budgeted at £2,329.24.

## CAR PARKING

To the rear of the property there are 2 demised car parking spaces.

## BUSINESS RATES

In accordance with the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)), the property has the following designation:-

Rateable Value:	£17,750
Rates Payable (2020/2021):	£ 8,857.25

## ENERGY PERFORMANCE CERTIFICATE

Rating = D (99).

## VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable on all prices.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

### **Burston Cook**

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

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**SEPTEMBER 2020**

Control of Asbestos at Work Regulations 2012

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone 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.