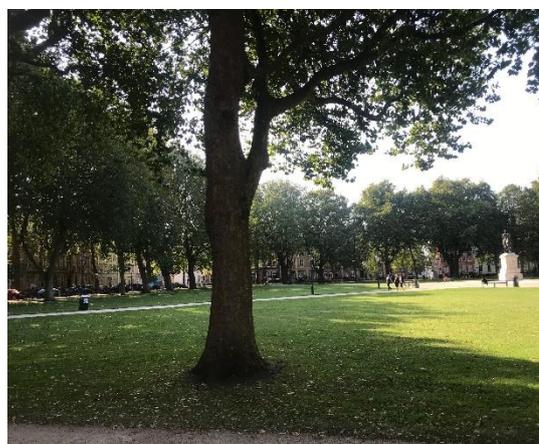




Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

TO LET

4 QUEEN SQUARE, BRISTOL, BS1 4JQ



- **APPROXIMATELY 1,805 SQ FT (167.5 SQ M)., PLUS BASEMENT STORAGE**
- **SELF CONTAINED OFFICE, DUE TO BE REFURBISHED**
- **PRIME QUEEN SQUARE LOCATION**
- **1 ALLOCATED CAR PARKING SPACE**
- **USE CLASS E – THEREFORE SUITING A WIDE RANGE OF DIFFERENT USES**

SUBJECT TO CONTRACT

LOCATION

Queen Square is said to be Europe's largest Georgian Square, which retains much of its original architectural style and is also considered to be one of Bristol's prime office areas situated at the heart of the City offering good access to the inner circuit ring road which links to Bristol Temple Meads Railway Station. There are a wide variety of amenities close at hand including Broadmead Shopping Centre and Cabot Circus, a host of restaurants and public houses in nearby King Street and Bristol's famous waterfront is within 75 metres.

DESCRIPTION

The property comprises a very attractive self-contained building of traditional period style providing accommodation over ground, 1st, 2nd and 3rd floors together with additional basement storage. The previous occupier used the property as a medical practice and therefore as such the building is currently fitted out to suit this use with sinks and plumbing in several of the rooms. However, the landlord would be prepared to refurbish the property to a contemporary standard to suit an office occupier.

ACCOMMODATION

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

Ground floor:	434 sq ft	(40.3 sq m)
First floor:	541 sq ft	(50.2 sq m)
Second floor:	334 sq ft	(31.0 sq m)
Third floor:	496 sq ft	(46.0 sq m)
Total:	1,805 sq ft	(167.5 sq m) Plus basement storage of approximate of 363 sq ft

CAR PARKING

There is one allocated car parking space available at an additional charge. Pay & Display visitor parking is close at hand together with an NCP car park on Prince Street & Queen Charlotte Street.

TERMS

The property is available to rent by way a new full repairing and insuring lease for a term of years to be agreed. Rent on application

BUSINESS RATES

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

Rateable Value:	£25,750
Rates Payable (2020/2021):	£12,849.25

ENERGY PERFORMANCE CERTIFICATE

Rating E (111).

VAT

We understand that the building is elected for VAT and therefore VAT will 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

SUBJECT TO CONTRACT

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.