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BURSTON COOK

OFFICE TO LET / MAY SELL

**QC30, SUITE 301
30 QUEEN CHARLOTTE STREET,
BRISTOL, BS1 4HJ**



- **OPEN PLAN OFFICE, DUE TO BE REFURBISHED THROUGHOUT**
- **APPROXIMATELY 1,237 SQ FT (115 SQ M)**
- **SECURE BIKE STORAGE AND SHOWER FACILITY**
- **DDA ACCESS / PASSENGER LIFT**

SUBJECT TO CONTRACT

LOCATION

QC30 occupies a prominent location in Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated opposite is a multi storey car park with Broadmead shopping centre and the newly completed Cabot Circus, within walking distance. Temple Meads Railway Station is within a 10 minute walk away.

DESCRIPTION

The accommodation is situated at third floor level and is shortly due to be refurbished to provide practical, open plan accommodation – further details available on request.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the suite comprises a net internal floor area of approximately 1,237 sq ft (115 sq m).

CAR PARKING

There is metered on street car parking directly outside the building and an NCP car park is located on the opposite side of the road.

TENURE

The suite is available to rent by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

Alternatively, the long leasehold interest (999 years) of the suite could be available to purchase – further details on application.

RENT

£17.00 per sq ft, per annum exclusive.

Please contact the agent for further information about the price to purchase the long 999 year lease.

BUSINESS RATES

We have been advised by the Valuation Office Agency (www.voa.gov.uk) that premises has the following designation:

Rateable Value:	£12,250
Rates Payable (2020/2021):	£6,112.75

Interested parties are advised to make their own enquiries with the Valuation Office Agency website to see if they are eligible for any small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0050-0039-5849-9576-8102>

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VAT

We understand that the building is elected for VAT and therefore, VAT will be payable.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -
Burston Cook

FAO: Finola Ingham MRCS
Tel: 0117 934 9977
Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

APRIL 2021

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.