



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
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TO LET

UPPER FLOORS, 54-56 PARK STREET, BRISTOL, BS1 5JN



- **APPROXIMATELY 1,245 SQ FT – 2,545 SQ FT**
- **NEW FLEXIBLE LEASE(S) AVAILABLE**
- **USE CLASS E - THEREFORE SUITING VARIOUS COMMERCIAL USES**
- **CENTRAL LOCATION**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Park Street, a very popular arterial route in central Bristol linking the centre of Bristol with affluent suburbs of Clifton. The property is located close to College Green and Bristol Cathedral with a host of quality, leisure, and retail amenities available on Park Street.

DESCRIPTION

The available accommodation is located on the first and second floors and is arranged as several office rooms over the various floors together with kitchenette and WC facilities. The office space is due to be refurbished to include new flooring, modern office lighting and neutral decorations.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has the following approximate net internal floor area:

First floor:	1,245 sq ft	(115.6 sq m)
Second floor:	1,300 sq ft	(120.7 sq m)
Total:	2,545 sq ft	(236 sq m)

The premises is available as a whole, or on a floor by floor basis.

TERMS

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

RENT

Rent is available upon application.

BUSINESS RATES

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

First Floor		Second Floor
Rateable Value:	£9,600	£7,300
Rates Payable (2020/2021):	£4,790.40	£3,642.70

If the property has a rateable value of less than £12,000 then the tenant can be eligible for up to 100% Business Rates Relief. Any interested parties would be advised to make their own enquiries direct with the Valuation Office Agency Website to see if they would be eligible for small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

VAT

TBC.

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

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AUGUST 2021