

# 'E' CLASS PREMISES TO LET

24-26 Station Road, Shirehampton, Bristol, BS11 9TX



- High-quality, ground floor property with fully glazed frontage in a prominent position on Station Road.
- Benefits from use class 'E' and would therefore suit a range of uses to include office, retail, and medical.
- Approximately 831 sq ft (77.20 sq m).
- Available on a new lease.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
0117 934 9977

## LOCATION

The property is located on Station Road in Shirehampton, within close proximity to The Parade and the High Street. Shirehampton is a popular and densely populated suburb of Bristol, located within 3 miles of the city centre and benefitting excellent road and rail links; being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

## DESCRIPTION

The property comprises a high quality, self-contained ground floor office with fully glazed frontage. Internally, the property is predominantly open plan with a meeting room and storeroom currently in-situ which are constructed of stud partitioning, enabling the property to be adapted to suit a variety of needs.

The property benefits from a fully fitted kitchen and shower room. The specification includes carpeting, suspended ceiling and recessed LED lighting, gas central heating, and perimeter power points.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 831 sq ft (77.20 sq m).

## TENURE

The suite is available 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. There is a small estates charge payable.

## RENT

£12,500 per annum exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of **£8,500** from 1st April 2023. Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

*From 1<sup>st</sup> April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.*

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## EPC

The property has an energy performance rating of C (70).

## VAT

We have been advised that the property is elected for VAT.

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Vicki Grimshaw BSc (Hons)

**Tel:** 0117 934 9977

**Email:** Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

April 2023

### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

