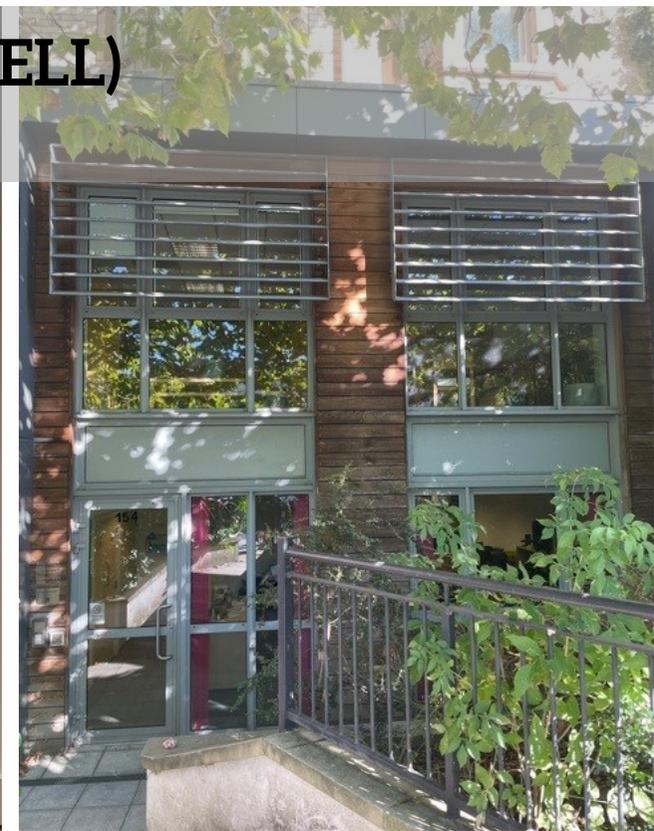


BRIGHT AND AIRY OFFICE SUITE TO LET (MAY SELL)

K04, 154 Cheltenham Road, Bristol, BS6 5RL



- Modern, open plan office within an attractive office building
- Third floor suite benefitting one car parking space within secure under-croft car park
- New lease available (consideration may also be given to a sale of the long leasehold interest)
- Approx. 565 sq ft (52.49 sq m)
- Use Class E—therefore suitable for a range of uses



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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LOCATION

The property is situated fronting onto Cheltenham Road which is located within approximately 1 mile of Bristol city centre. Cheltenham Road is a popular commercial location offering a good working environment, with a wide variety of quality shops, restaurants, and leisure facilities, all within walking distance. Network connections are excellent with good access to the motorway network and Montpelier train station only 0.3 miles from the property.

DESCRIPTION

The accommodation comprises a third floor office suite within an attractive, multi-storey office building which benefits passenger lift, and bike storage to the front.

Suite K04 provides modern, open plan accommodation with excellent natural light and benefitting an attractive outlook to the front elevation. The suite benefits suspended ceiling with recessed lighting, air conditioning, kitchenette and WC.

The suite benefits one car parking space within a secure, under-croft car park.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 565 sq ft (52.49 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.

Alternatively, a sale may be considered of the long leasehold interest being 999 years from 1 January 2008.

QUOTING TERMS

Rent: £11,000 per annum exclusive

Price: £165,000 plus VAT

PLANNING

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



EPC

An EPC has been commissioned and will be available for inspection.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the premises has the following designation:

Rateable Value:	£6,300
Rates Payable (2021/2022):	£3,143.70

From 1st April 2017, if a 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.

VAT

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

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



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

August 2022

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.

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