# ATTRACTIVE OFFICE JUST OFF PARK STREET TO LET / MAY SELL 8 Unity Street, Bristol, BS1 5HH

• To Let / May sell

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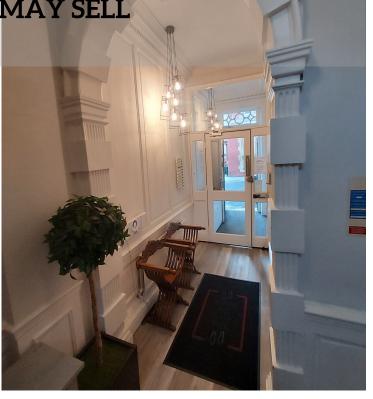
• Attractive self contained office with rear courtyard garden

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- Approximate GIA 3,270 sq ft (303.8 sq m)
- Available with vacant possession in June 2023
- Suitable for a wide range of commercial uses (STP)
- Located just off Park Street







## LOCATION

Unity Street is one of the oldest parts of Bristol, made up of both the professional and residential sectors. The property is located near College Green and Colston Avenue, and set in an attractive working and living environment. A host of leisure and retail amenities are available within the immediate area including the Bristol Beacon Concert Hall, The Hippodrome, numerous bars / restaurants to include many national, local and independent occupiers such as CowBee, Franka Manca, Nandos, Java, Costa Coffee, Pinkmans Bakery and Swoon.

#### **CAR PARKING**

There is metered car parking directly outside the front of the building and Trenchard Street car park is a short distance walk away.

### DESCRIPTION

The property comprises a self-contained period mid terraced office building providing accommodation over ground, first, second floors and third, together with useful basement storage and an attractive courtyard garden.

The property is Grade II Listed and located within a conservation area.

#### ACCOMMODATION

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

Ground floor	576 sq ft	( 53.5 sq m)
First floor	563 sq ft	( 52.3 sq m)
Second floor	570 sq ft	( 52.9 sq m)
Third floor	362 sq ft	( 33.6 sq m)
Basement	679 sq ft	( 63.0 sq m)
Total	2,750 sq ft	(255.5 sq m)

The approximate GIA is 3,270 sq ft (303.8 sq m).

#### TENURE

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

Alternatively, the long 2,000 year lease (from 25/03/1917) may be available to purchase.









**RENT /PRICE** Upon application.

#### PLANNING

We understand that property benefits from an existing use as offices, but will readily suit other commercial uses including medical use, day nursery, consulting rooms etc

**BUSINESS RATES** At present, each room / floor is separately assessed for business rates purposes.

**ENERGY PERFORMANCE CERTIFICATE** The property has an Energy Performance Rating of D.

**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

**S**trictly by appointment only through the sole agent:

#### Burston Cook FAO: Find

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

## SUBJECT TO CONTRACT

January 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.

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; 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

