

# SELF-CONTAINED BUSINESS UNIT FOR SALE (MAY LET)

11 Backfields Lane, Stokes Croft, Bristol, BS2 8QW



- A modern, self-contained business unit located in Stokes Croft, Bristol's cultural and artistic hub.
- Providing attractive, open plan accommodation with exposed brick feature walls, timber flooring, and wooden sliding shutter doors.
- Approximately 615 sq ft (57.1 sq m)
- Excellent opportunity to acquire the long leasehold opportunity.
- Use Class E and therefore suitable for a range of potential 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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is located in Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston.

Backfields Lane is a short walk from Stokes Croft and Cabot Circus shopping centre, which offer a wide range of amenities to include cafes, bars, and shops.

## DESCRIPTION

The property comprises a ground floor business unit providing open plan accommodation, with fitted kitchen and accessible WC. The specification includes double glazed entrance with wooden sliding shutter doors, timber flooring, exposed brick feature walls, LED strip lighting, and electric wall mounted heating.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 615 sq ft (57.1 sq m).

## TENURE

The property is available for sale by way of the long leasehold interest being 250 years from January 2010. Alternatively, consideration may also be given to a new lease on flexible terms.

## PRICE / RENT

Price: £220,000 plus VAT  
Rent: Upon application

## 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 £7,000 from 1st April 2023 (the estimated rates payable being £3,493 pax).

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 %*

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## VAT

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

## EPC

The property has an energy performance rating of D (95).

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## 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

October 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

