

ATTRACTIVE OFFICE SUITE IN CLIFTON VILLAGE—TO LET

Second Floor, The Clifton Club, 20–22 The Mall, Clifton, Bristol, BS8 4DS



- An opportunity to lease office accommodation in the centre of Clifton Village, in a prestigious landmark building
- Approximately NIA of 1,627 sq ft (151 sq m)
- Contemporary decorations throughout
- Mix of open plan space and useful meeting rooms / zoom rooms
- Use Class E—therefore suitable for a range of different uses
- Available from 31st October 2024



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 situated in the heart of Clifton Village and occupies a prominent position fronting onto The Mall within the established Clifton Village. The property is located on the second floor above the Clifton Club and forms part of this stunning Grade II Listed building. Clifton Village is a vibrant place to both live and work with some of Bristol's best amenities, both in terms of shopping, eateries and open plan space.

DESCRIPTION

The suite is located on the second floor and provides light and airy space arranged as a mixture of large open plan rooms, together with some smaller rooms suitable for meeting rooms / boardrooms / zoom rooms. The suite is fitted with dark grey carpets, neutral decorations, LED lighting, fitted kitchenette and WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 1,627 sq ft (151 sq m).

RENT

£19.50 psf pax.

TERMS

The premises is available to lease by way of an new effectively full repairing and insuring lease for a term of years to be agreed. A small service charge is payable.

CAR PARKING

Businesses may be eligible to apply for business parking permits within the Clifton Village RPZ. Interested parties are advised to make their own enquiries direct with the Local Authority

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

Rateable Value:	£15,000
Rates Payable (2023/2024):	£7,485

VAT

The building is elected for VAT and therefore VAT will be payable on all prices.

EPC

The property has an Energy Performance Certificate of C (59).

PLANNING

Use Class E—therefore suitable for a range of different uses.

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: Finola Ingham MRICS

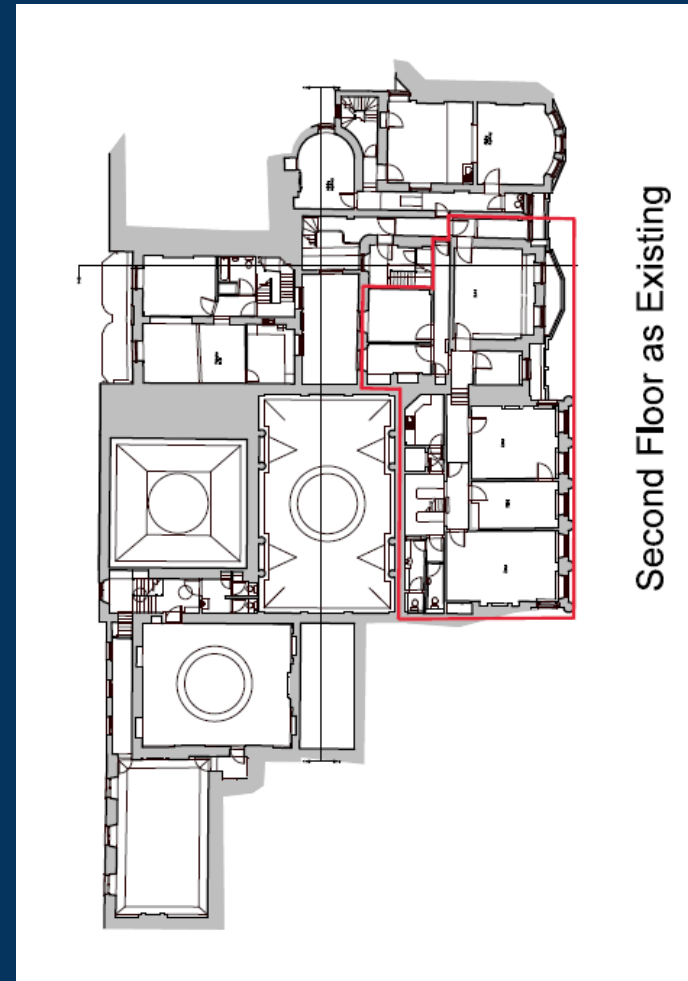
Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2024





Second Floor as Existing

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.

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 guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.

