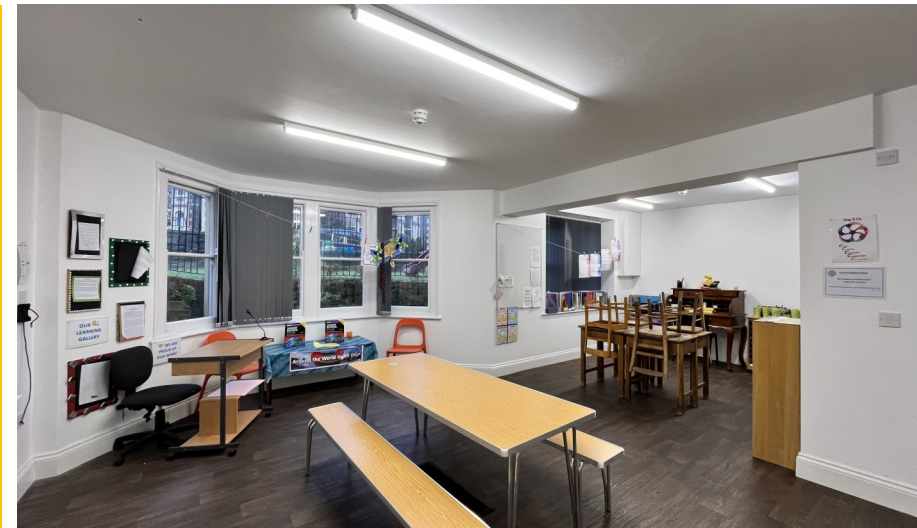


2 SELF CONTAINED BUILDINGS TO LET—AVAILABLE TOGETHER OR SEPERATELY

8 & 8 A, Durdham Park, Redland, Bristol, BS6 6XA



- No 8—a self contained period building of approx. 2,948 Sq Ft (273.8 Sq M)
- No 8a—a new build, self contained unit of approx. 1,042 Sq Ft (96.8 Sq M)
- Currently benefiting from an education use, however will suit various commercial uses including office, medical, leisure etc (stp)
- The properties are available to lease together, or separately



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 a prominent corner position at the junction of Durdham Park and Iddesleigh Road, within a few minutes walk of Whiteladies Road and The Downs.

DESCRIPTION

8 Durdham Park is a substantial, semi detached building providing accommodation of ground and two upper floors with a self contained lower ground floor with separate access. Internally the accommodation is fully fitted for its current use as a school with a small garden to the front.

8a Durdham Park is a new build which has been developed in the grounds of 8 Durdham Park and constructed to a high standard, which is in keeping with the adjacent properties. The accommodation is situated over two floors and provides modern, open plan space with WC facilities, finished to a high standard for the current educational use. The first floor has an attractive glazed vaulted atrium and additional mezzanine storage.

ACCOMMODATION

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

8 Durdham Park	2,948 sq ft	(273.8 sq m)
8a Durdham Park	1,042 sq ft	(96.8 sq m)
Total	3,990 sq ft	(370.6 sq m)

The properties are available together, or on an individual basis.

PLANNING

We understand the property benefits from an existing educational use, however, the property would suit various other commercial uses.

TENURE

The properties are available to rent by way of new full repairing and insuring lease (s) for a term of years to be agreed.

QUOTING RENT

- 8 - £70,000 per annum exclusive.
- 8a - £26,000 per annum exclusive.

EPC

- 8— An EPC has been commissioned and is available upon request.
- 8a—Rating C (54)





BUSINESS RATES

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

8 Durdham Park

Rateable Value: £54,000

Rates Payable (2024/2025): £27,648

8a—currently not assessed.

VAT

The properties are not elected for VAT.

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.

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:

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk

SUBJECT TO CONTRACT

December 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.

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.