

BUSINESS SPACES TO LET

The Old Jail, Willway Street, Bedminster, Bristol, BS3 4BG



- Business spaces of various sizes available from 640 sq ft to 2,419 sq ft
- Excellent central Bristol location in heart of Bedminster
- Flexible leases available.
- Mix of accommodation available, workshops and office.



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 on Willway St in Bedminster Bristol. The property can easily be accessed from the city centre and has good road links to the rest of the city. Bedminster and Temple Meads train stations are both an easy walk from the premises and Bedminster will soon benefit from the Metrobus scheme.

Bedminster is a thriving commercial area of Bristol and the property sits in an established industrial area with Park Furnishers opposite, but is also in very close proximity to the new planned St Catherine Place development and Bedminster Parade and East Street.

DESCRIPTION

The property is of stone construction, having originally been built as a Jail in the 18th Century. There is a large apex roof light running the full length of the building providing lots of natural light. The property benefits from an eaves height of approximately 9 meters. Internally the property has LED lighting and 3 phase power.

The building will be split to provide 3 business units with shared WCs and kitchenette at ground floor level.

ACCOMMODATION

The units will have the following approximate gross internal areas:-

Unit 1:	1,779 sq ft (166.98 sq m)
Unit 2:	640 sq ft (59.5 sq m)
Unit 3:	819 sq ft (76.1 sq m)

TENURE

The units are available to let on new leases, the terms of which are to be agreed and flexible short term agreements will be considered.

RENT

The rent is available upon application

BUSINESS RATES

We understand that the Rateable Value for the year 2021/2022 for the property is £7,500.

USE

We understand that the property currently benefits from B1/B2/B8 Use but we would recommend that interested parties make their own enquiries with Bristol City Council Planning Department. Alternative Uses will be considered, subject to planning.

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VAT

We understand that VAT is not payable on the rent, all prices quoted are exclusive of VAT if applicable.

EPC

An EPC has been commissioned and can be made available upon request.

LEGAL FEES

Each party to bear their own legal costs incurred in the 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: Charlie Kershaw MRICS
Tel: 0117 934 9977
Email: charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

November 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.

