



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
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## TO LET

### 48 CORN STREET, BRISTOL, BS1 1HQ (PART 2<sup>ND</sup> FLOORS)

*Open plan suite, located within an attractive period building*



- **OPEN PLAN SUITE**
- **REFURBISHED TO A GOOD STANDARD**
- **PASSENGER LIFT**
- **APPROX 1,005 SQ FT (93 SQ M)**
- **NEW LEASE AVAILABLE**
- **AFFORDABLE RENT**

SUBJECT TO CONTRACT

## **LOCATION**

The property is situated on Corn Street at the heart of Bristol city centre, within easy walking distance of the prime shopping area of Broadmead, Colston Avenue (convenient for public transport), the Waterfront and the Law Courts. The property is also located in close proximity to the new award winning Jetty restaurant at the Bristol Harbour Hotel. Corn Street houses some of Bristol's finest period buildings and is very popular amongst the legal fraternity being close to the Courts.

## **DESCRIPTION**

Whilst the external façade of the property gives the appearance of a period building, internally the accommodation provides open plan suites with the benefit of a passenger lift. The common parts are well presented and include shared WC facilities. The available space is located on the second floor and has new decorations and carpets.

## **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition), the second floor suite has an approximate net internal floor area of 1,005 Sq ft (93 sq m).

## **TENURE**

The accommodation is offered by way of an effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed.

## **RENTAL**

Only £15.00 per sq ft per annum, exclusive.

## **BUSINESS RATES**

In accordance with the Valuation Office Agency website, ([www.voa.gov.uk](http://www.voa.gov.uk)) the premises has the following designation:-

### *Second Floor*

Rateable Value:	£8,900
Rates Payable (2018 /2019):	£4,272

## **ENERGY PERFORMANCE CERTIFICATE**

Rating = E (111).

## **LEGAL COSTS**

Each party to bear their own legal costs incurred in respect of this transaction

## **VAT**

We are advised that the building is not elected for VAT.

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**JANUARY 2019**

### **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 any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.