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## **TO LET**

***“A rare opportunity to acquire a unit within this Historic Property at the heart of the centre of Bristol, suitable for a variety of uses (stp)”***

**43 BROAD STREET  
BRISTOL, BS1 2EP**



- **HISTORIC BUILDING IN THE HEART OF BRISTOL CITY CENTRE**
- **NEW EFFECTIVELY FULL REPAIRING AND INSURING LEASE FOR A TERM OF YEARS TO BE AGREED**
- **SUITABLE FOR A NUMBER OF USES, SUBJECT TO NECESSARY PLANNING CONSENTS**

SUBJECT TO CONTRACT

## LOCATION

The premises are situated fronting onto Broad Street in a popular city centre, at the heart of the legal sector of the city. The law courts are situated close by and there are numerous barristers chambers and legal practices within the area. There are a number of local businesses on the street, including Full Court Press, Ironworks Bristol's Broadmead shopping area, Colston Avenue and The Waterfront are all within walking distance.

Other occupiers within Broad Street include Barristers Chambers, the famous Grand Hotel and other local retailers including hairdressers, dry cleaners, cafés and picture framers.

## DESCRIPTION

The property provides accommodation arranged over two floors, ground and basement.

## ACCOMODATION

The property provides the following approximate floor areas:

Ground floor	428 sq ft	(39.8 sq m)
Basement	Approx.405 sq ft	(37.62 sq m)
<b>Total</b>	<b>833 sq ft</b>	<b>(77.42 sq m)</b>

## TENURE

A new effectively full repairing and insuring lease for a term of years is to be agreed.

## USE

The property has an existing use of A3 as a café but would be suitable for other uses, subject to necessary planning consents

## QUOTING TERMS

£15,000 per annum, exclusive.

## BUSINESS RATES

We are advised by the local rating authority that ratable value 2017/2018 is £19,000.

## VAT

All rentals and prices quoted are exclusive of VAT, if applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

For an appointment to view or further information, please contact the sole agent: -

Burston Cook

FAO: Charlie Kershaw and Holly Boulton

Email: charlie@burstoncook.co.uk and holly@burstoncook.co.uk

Tel: 0117 934 9977

**SUBJECT TO CONTRACT**

**OCTOBER 2017 (Revised December 2018 )**

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2012

Under the Control of Asbestos at Work Regulations 2012 (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.