Chartered Surveyors
& Commercial Property Consultants

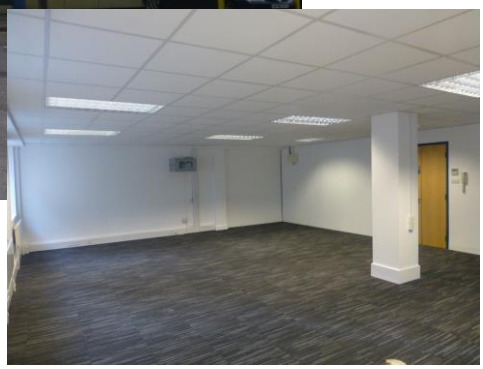
Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
Website: www.burstoncook.co.uk

BURSTON COOK

FOR SALE

UNIT 201, QC30, 30 QUEEN CHARLOTTE STREET, BRISTOL, BS1 4HJ

AN OPPORTUNITY TO PURCHASE A SUITE IN THIS POPULAR OFFICE BUILDING JUST OFF QUEEN SQUARE



- **MODERN, OPEN PLAN OFFICE**
- **1,099 SQ FT (102 SQ M)**
- **PASSENGER LIFT & DDA ACCESS**
- **PURCHASE YOUR OWN OFFICE FOR ONLY £195,000 PLUS VAT**
- **BIKE STORAGE AND SHOWER**
- **1 ON SITE CAR PARKING SPACE**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION
QC30 occupies a prominent location on Queen Charlotte Street, which links the historic Queen Square area with the traditional business and restaurant districts of Welshback and Baldwin Street. Situated nearby is a multi storey car park (where annual permits are available), with Broadmead shopping centre and Cabot Circus all within walking distance. Temple Meads Railway Station is also situated within a 10 minute walk.

DESCRIPTION
The offices are located on the second floor and provide open plan accommodation fronting onto Queen Charlotte Street. The suite benefits from carpet tiles, suspended ceilings, cat II lighting, air conditioning unit, perimeter trunking and kitchenette.

Within the building, there is a passenger lift, communal WC's and shared shower facilities together with onsite bike storage. The suite comes with one allocated car parking space.

ACCOMMODATION
In accordance with the RICS International Property Measurement Standards (1st Edition May 2015) the property has an approximate floor area of **1,099 sq ft (102 sq m)**.

CAR PARKING
There is one car parking space located in the car park to the rear of the property.

TENURE
The long 999 year lease is available to purchase at a price of £195,000 (plus VAT).

There is also a service charge payable – further details available on request.

The property is currently tenanted, however, the existing tenant will be vacating on the 16th July 2018, therefore allowing vacant possession of the suite.

PRICE
£195,000.

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

Rateable Value:	£11,250
Rates Payable (2017/2018):	£5,242.50

From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to see if they would be eligible for either 100 % relief, or a small business rates relief.

EPC
Rating C (68).

VAT
All rentals and prices quoted are exclusive of VAT, unless otherwise stated.

LEGAL COSTS
Each party is to bear their own legal costs incurred in this transaction.

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

SUBJECT TO CONTRACT

JANUARY 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.