



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

## FIRST FLOOR, 18 PARK ROW, BRISTOL BS1 5LJ



- APPROXIMATELY 473 SQ FT (44 SQ M)
- RECENTLY REFURBISHED THROUGHOUT
- NEW LEASE AVAILABLE
- £9,500 PER ANNUM, EXCLUSIVE
- ATTRACTIVE BALCONY WITH PLEASANT VIEWS OVER THE CITY



SUBJECT TO CONTRACT

## LOCATION

The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol University. The area remains a popular and sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall.

## DESCRIPTION

The premises is located on the first floor and provides two interconnecting offices which are open plan in nature. There are also male and female WC facilities, together with a separate kitchenette area with attractive balcony with far reaching views over the city centre. The premises is currently in the process of being refurbished throughout to include the following:-

- New contemporary decorations
- New LED surface mounted lighting
- Male and female WC's
- Private balcony
- New charcoal grey carpet flooring
- Kitchenette
- New electric convection / radiation wall mounted heating

## ACCOMMODATION

The premises has the following approximate net internal floor areas:-

|                      |                  |                     |
|----------------------|------------------|---------------------|
| First floor (front): | 126 sq ft        | (11.67 sq m)        |
| First floor (rear):  | 306 sq ft        | (28.45 sq m)        |
| Kitchenette:         | 41 sq ft         | ( 3.85 sq m)        |
| <b>Total:</b>        | <b>473 sq ft</b> | <b>(43.97 sq m)</b> |

## LEASE

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

## RENT

£9,500 per annum exclusive.

## BUSINESS RATES

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

|                              |        |
|------------------------------|--------|
| Rateable Value:              | £3,400 |
| Rates Payable (2019 / 2020): | £1,670 |

*From the 1<sup>st</sup> 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 direct with the Valuation Office Agency website to see if they would be eligible for either 100% relief, or a small business rates relief.*

## LEGAL COSTS

Each party is to be responsible for their own legal fees incurred in respect of this transaction.

## VAT

The building is not elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE

Rating = E (120).

## 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)

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**SEPTEMBER 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.

