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OFFICE TO LET

17-19 CLARE STREET, BRISTOL, BS1 1XA



- **STUNNING PERIOD PROPERTY IN CENTRAL LOCATION**
- **REFURBISHED TO A HIGH AND CONTEMPORARY STANDARD**
- **FIRST AND THIRD FLOOR OFFICE ACCOMODATION AVAILABLE**
- **FROM APPROXIMATELY 852 SQ FT (79.2 SQ M) UP TO A TOTAL OVER BOTH FLOORS OF 1,780 SQ FT (165.37 SQ M)**
- **LOCATED IN THE HEART OF THE CITY CENTRE CLOSE TO ST NICHOLAS MARKET AND CORN STREET**

SUBJECT TO CONTRACT

LOCATION

The property is situated on Clare St which was once the main link between the Quayside and the old City and is within easy walking distance of the prime shopping area of Broadmead, together with Colston Avenue (convenient for public transport), the Waterfront and the Law Courts. The property is also located in close proximity to the Jetty restaurant at the Bristol Harbour Hotel and St Nicholas market which was established in 1743 and is the oldest and best loved market in Bristol.

DESCRIPTION

The available suites are located on the first and third floors. The accommodation is light and airy and has been recently refurbished to a high and contemporary standard, to include new carpeting, decorations, LED lighting, and kitchenettes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has the following approximate net internal floor areas:

Ground floor	Under Offer	
First floor:	928 sq ft	(86.2 sq m)
Third floor:	852 sq ft	(79.2 sq m)

TENURE

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

RENTAL

Upon application.

BUSINESS RATES

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

<i>First Floor:</i>		<i>Third Floor:</i>	
Rateable Value:	£11,250	Rateable Value:	£9,982
Rates Payable (2019/2020):	£5,613.75	Rates Payable (2019/2020):	£4,981.02

Interested parties are advised to make their own investigations to verify this information and to also check as to if they may be eligible for small business rates relief.

ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.service.gov.uk/energy-certificate/0981-0538-4289-4795-4002>

VAT

We understand that the building is not elected for VAT.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Vicki Grimshaw BSc

Tel: 0117 934 9977

Email: vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

UPDATED JAN 2022

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.