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COMMERCIAL PREMISES TO LET

45 HIGH STREET, BRISTOL, BS1 2AZ



- **USE CLASS E – IDEALLY SUIT OFFICES, CONSULTING ROOMS, MEDICAL USES (ALL COMMERCIAL USES CONSIDERED)**
- **PRIME LOCATION IN BRISTOL CITY CENTRE**
- **LOW BUSINESS RATES PAYABLE (STC)**
- **RENT ON APPLICATION**
- **SELF CONTAINED UPPER FLOORS**

SUBJECT TO CONTRACT

LOCATION

The property is situated in a popular location fronting onto High Street within approximately 50m of the entrance to St Nicholas Market and the top of Corn Street. High street is an established retailing area serving the busy city centre and nearby occupiers include Tesco Metro, Trailfinders and many independent retailers.

The property is very close to the thriving St Nicholas Market, which is full of independent food retailers and the area is popular with both residential and commercial occupiers.

DESCRIPTION

The property comprises a mid-terrace, Grade II listed, period property over basement, ground, first second and third floors. The property has split level floors accessed by the internal staircase. The available space is self-contained and extends over first, second and third floors and basement and benefits from W.C. facilities. The available space does not include the retail unit at ground floor level.

The accommodation will be offered fully redecorated and carpeted and in good tenantable condition.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate net internal floor areas are as follows: -

Basement –	494 sq ft	(45.89 sq. m)
Upper Ground Floor -	201 sq ft	(18.67 sq. m)
First Floor –	376 sq ft	(34.97 sq. m)
Upper First Floor -	208 sq ft	(19.37 sq. m)
Second Floor –	413 sq ft	(38.37 sq. m)
Upper Second Floor –	243 sq ft	(22.59 sq. m)
Third Floor –	353 sq ft	(32.80 sq. m)
Total	2,288 sq ft	(212.56 sq m)

LEASE

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

RENTAL

On application.

BUSINESS RATES

The building is currently assessed as a whole, so will need to be reassessed in due course.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

E107.

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0240-4240-0330-0120-0030>

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Holly Boulton BSc and Tom Coyte MRICS

Tel: 0117 934 9977

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

SUBJECT TO CONTRACT

APRIL 2020

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.