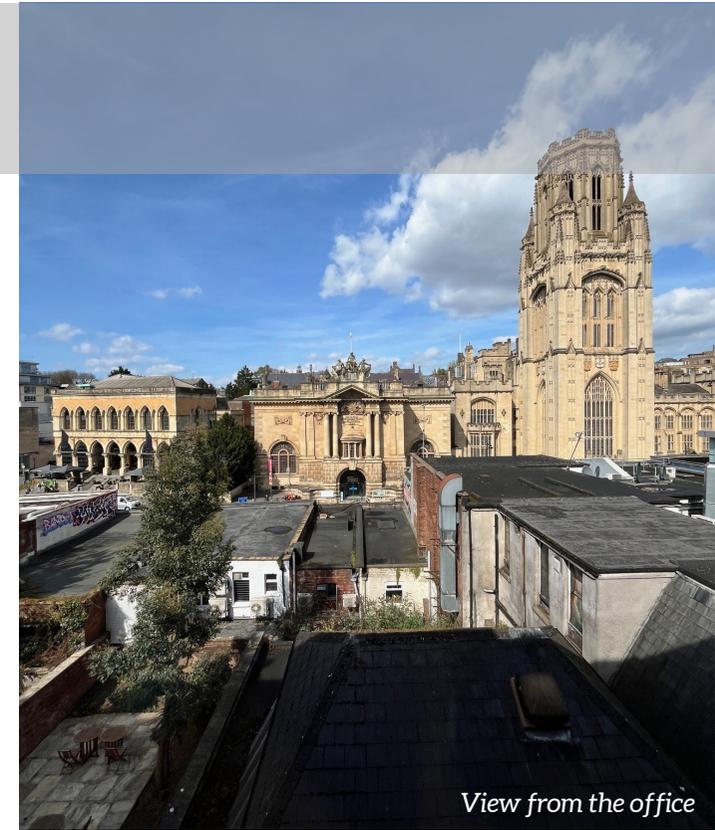


# PRIME CLIFTON OFFICE FOR SALE

25-26 Berkeley Square (2nd floor rear), Clifton, Bristol, BS8 1HP



View from the office

- An opportunity to purchase a high quality, self contained office in the prestigious Berkeley Square
- Comprising a suite of approximately 910 sq ft (84 sq m)
- Long lease for sale
- Potential for 100% relief on business rates
- Bike storage and shower facilities



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

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COOK**  
0117 934 9977

## LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets, and therefore a most popular situation for offices amongst employers and employees alike.

## DESCRIPTION

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 25 - 26 Berkeley Square offers an occupier the ability to purchase a predominately open plan office within a building that combines period features with a contemporary edge.

The office is located on the second floor and is self contained, with independent lighting/power, kitchenette and WC. Other finishes include gas fired central heating via radiators, perimeter power points, intruder alarm, office lighting and carpets. There are also shared WC facilities and a shower in the building, together with bike storage.

## ACCOMMODATION

The premises has an approximate net internal floor area of approximately 910 sq ft (84.5 sq m).

## TENURE

The premises is offered for sale by way of a 999 year lease with a ground rent also being payable. A service charge is also payable towards the cost of the communal areas and external repairs and maintenance to the fabric of the building.

## PRICE

£370,000 plus VAT.

## EPC

Pending.

## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## 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:            | £12,000 |
| Rates Payable (2024/2025): | £5,988  |

*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.*

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham FRICS  
Tel: 0117 934 9977  
Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

April 2024

**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

