

# A CHARMING SELF CONTAINED MEWS STYLE OFFICE—TO LET

3 Westbury Mews, Westbury on Trym, Bristol, BS9 3QA



- Approximately 1,184 sq ft (109.9 sq m)
- A self contained office providing attractive accommodation over two floors
- Light and airy space
- Only £18,000 per annum, exclusive
- New lease available
- Ample free parking in the vicinity



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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## LOCATION

The property is located in Westbury on Trym, which is approximately 2.5 miles north of Bristol city centre, via Whiteladies Road and 2 miles south west of Junction 7 of the M5 motorway. Westbury on Trym is an established residential area and the village benefits from a range of retail, office and residential occupiers with local amenities including Costa Coffee, Co-op Food, Tesco Express together with several High Street banks and numerous independent traders.

## DESCRIPTION

The property comprises a self-contained 'mews style' building, providing accommodation over ground and first floor levels. The property has been occupied by an office occupier and as such is arranged as an open plan room with separate meeting room and two WC's, fitted with a suspended ceiling and LED lighting on the ground floor. The first floor provides open plan space with a fitted kitchenette.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,184 sq ft (109 sq m).

## CAR PARKING

the property is located a few minutes walk away from a large car park with free parking limited to a maximum stay of three hours. There is also ample free parking on-street car parking close by.

## TENURE

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. A small service charge is payable towards the upkeep of the access road.

## RENT

£18,000 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of uses.

## 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:	£12,500
Rates Payable (2024/2025):	£6,237.50

## VAT

The building is elected for VAT and therefore VAT will be payable on all prices.

## EPC

The property has an Energy Performance rating C (69).

## 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

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## SUBJECT TO CONTRACT

November 2024



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