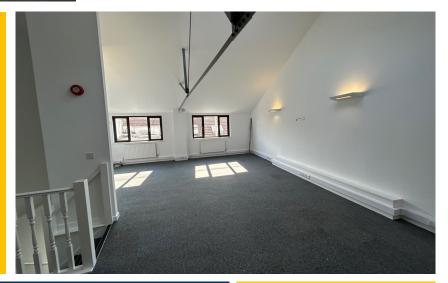




- Approximately 1,184 sq ft (109.9 sq m)
- A self contained office providing attractive accommodation over two floors
- Light and airy space
- Only £18,000 per annum, exclusive
- New lease available
- Ample free parking in the vicinity





## 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), 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**

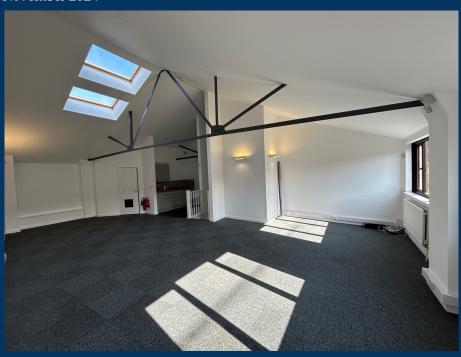
**FAO:** Luke Dodge MRICS / Finola Ingham FRICS

**Tel**: 0117 934 9977

**Email:** luke@burstoncook.co.uk / finola@burstoncook.co.uk

### SUBJECT TO CONTRACT

November 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.

