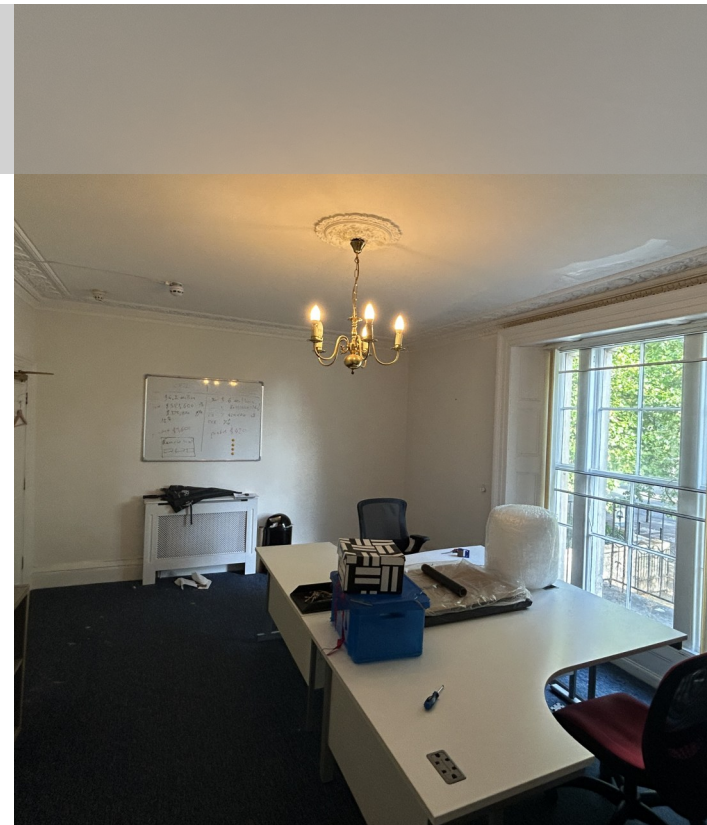


# SMALL OFFICE SUITE WITH PARKING—TO LET

83 Alma Road (First Floor), Clifton, Bristol, BS8 2DP



- First floor office suite of approximately 247 sq ft (22.94 sq m) NIA within an attractive period office building - to be refurbished to a high standard
- 1 car parking space available
- Central Clifton location just off Whiteladies Road
- Excellent access to local amenities, adjacent to numerous cafes, shops and restaurants
- Low rateable value and may be eligible for rates exemption



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

Situated within the affluent suburb of Clifton, the offices form part of an attractive terrace. A host of shops, restaurants, pubs, bars together with other office occupiers are located directly on your doorstep to include Clifton Down Shopping Centre with Sainsburys local, Starbucks, Coffee Number 1, Boots and M & S food.

## DESCRIPTION

The available office space is located on the first floor of a very attractive period building and comprises one room with the benefit of communal male and female WC facilities and kitchen facilities.

The office benefits from pendant lighting, carpet tile flooring, sash windows, PowerPoint connections throughout, retained period features, gas central heating and a small balcony. The office is to be refurbished to a high standard.

## CAR PARKING

The office is 1 allocated car parking space to the front of the property.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 247 sq ft (22.94 sq m).

## TENURE

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

## RENT

£7,250 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, the property has the following designation:

Rateable Value:	£4,050
Rates Payable (2025/2026):	£2,020.95

Rateable Value:	£1,200
Rates Payable (2025/2026):	£598.80

*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.*

## VAT

We have been advised that the property is not elected for VAT.

## EPC

The property has an Energy Performance rating of D (77)

## 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

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

## SUBJECT TO CONTRACT

September 2025

**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.

