

MODERN, GROUND FLOOR OFFICE SUITE—FOR SALE / TO LET

K01, 154 Cheltenham Road, Bristol, BS6 5RL



- A modern, ground floor office suite with fully glazed frontage and secure bike storage to the rear of the building.
- Prominently positioned on Cheltenham Road, surrounded by cafes, bars and restaurants
- Located in the heart of the vibrant Stokes Croft
- Approx. 438 sq ft (40.68 sq m)
- Use Class E—therefore suitable for a range of uses



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated fronting onto Cheltenham Road which is located within approximately 1 mile of Bristol city centre. Cheltenham Road is a popular commercial location offering a good working environment, with a wide variety of quality shops, restaurants, and leisure facilities, all within walking distance. Network connections are excellent with good access to the motorway network and Montpelier train station only 0.3 miles from the property.

DESCRIPTION

The accommodation comprises a ground floor office suite within an attractive, multi-storey office building. The building benefits from secure bike storage to the rear of the building, and bike racks to the front.

Suite K01 provides a modern, open plan accommodation benefitting from a kitchenette, a W.C, suspended ceilings with LED lighting, carpet and laminate flooring, perimeter trunking, double glazed aluminium windows, air conditioning and a fully glazed frontage.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 438 sq ft (40.68 sq m).

TENURE

The Long Leasehold interest is available for sale being 999 years at a peppercorn rent dated 1st January 2008. Alternatively, the property 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.

QUOTING PRICE

£155,000 exclusive of VAT

QUOTING RENT

£9,500 per annum exclusive of VAT

PLANNING

Use Class E – therefore suitable for a wide range of uses to include office, medical, clinic, financial & professional services.

EPC

The property has an energy performance rating of D (87).



VAT

We have been advised that the property is elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

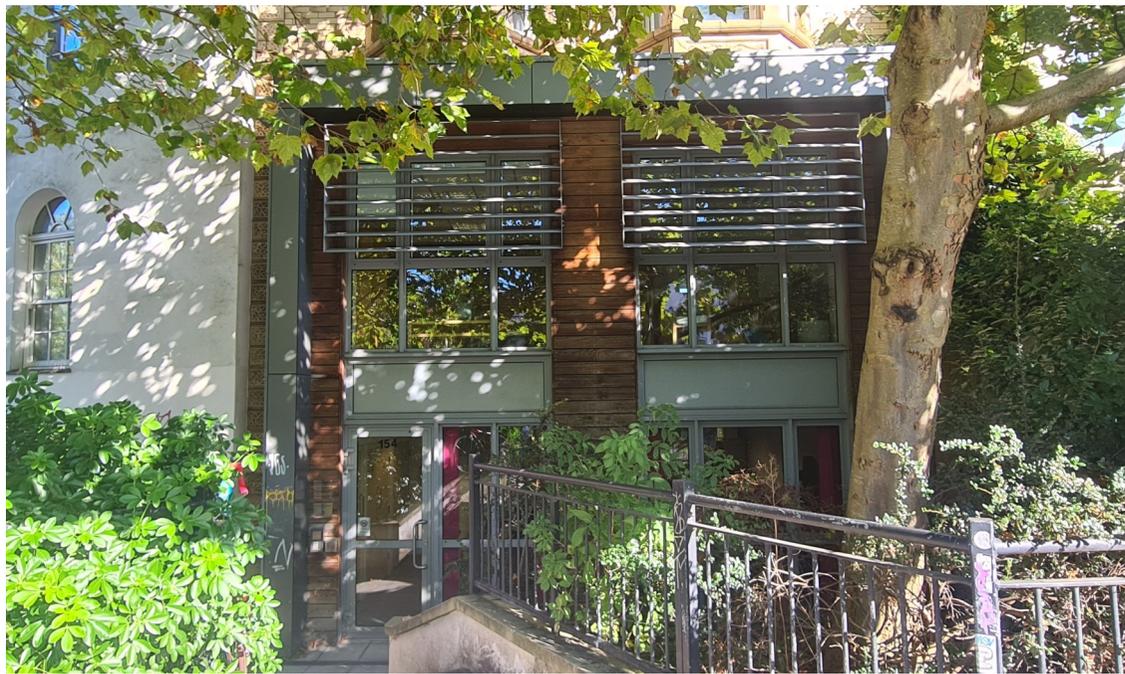
Rateable Value:	£7,500
Rates Payable (2025/2026):	£3,240

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants



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

Tobias Jones BSc (Hons)

0117 934 9977

tobias@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2026



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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

