

# COURTYARD OFFICE STEEPED IN HISTORY

Suite 1, West Range South, St Bartholomew's Court, Bristol, BS1 5BT



- A charming ground floor office located in the heart of Bristol city centre within the historic St Bartholomew's Court.
- Approximately 650 sq ft (60.39 sq m)
- Use Class E—suitable for a range of uses
- Located at the foot of Christmas Steps within walking distance of Bristol's Harbourside, Cabot Circus and Park Street.



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

St Bartholomew's Court is situated at the foot of Christmas Steps, within close walking distance of Broadmead, Corn Street, the Waterfront, and Park Street which provide an array of amenities to include retail shops, restaurants, cafes and coffee shops.

## DESCRIPTION

The property comprises a ground floor office, set within a tranquil courtyard, forming part of the historic St Bartholomew's Court, a former medieval monastery hospital, which is now a popular mixed use development.

The suite offers open plan accommodation with a glazed frontage, which provides excellent natural light and an attractive outlook across a courtyard garden. The specification includes carpeting, strip lighting, kitchenette, and WC.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 650 sq ft (60.39 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. There is a small estates charge payable.

## RENT

Upon application.

## PLANNING

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

## BUSINESS RATES

The property requires a new, separate assessment. Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

From 1<sup>st</sup> 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.

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## VAT

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

## EPC

An EPC has been commissioned.

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Vicki Grimshaw BSc (Hons)  
**Tel:** 0117 934 9977  
**Email:** Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

July 2023

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

