

# GROUND FLOOR "CLASS E" UNIT AVAILABLE TO LET

13 Marsh Street, Bristol, BS1 4AQ



- Ground floor unit available in the City Centre
- Self-contained with private entrance
- Approximately 983 sq. ft (91.35 sq. m)
- Large retail frontage and could suit many uses
- May suit fitness / personal training / yoga, retail, medical, office, café 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](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is situated in an established city centre location with a frontage facing onto Marsh Street which is very close to both Kings Street and Queens Square. Other occupiers close by include Sainsburys, Tesco's, KPMG, Veale Wasbrough Vizards, and various legal practices, barristers chambers and a variety of retail, leisure, office and residential uses. The property is also situated close to Broadmead shopping centre, Corn Street and the new city centre Metro Bus hub.

## DESCRIPTION

The premises comprise a ground floor unit within a multi-storey, mixed use building.

The suite benefits from a fully glazed frontage onto Marsh Street, suspended ceilings with recessed lighting, kitchenette and WC's.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 983 sq. ft (91.35 sq. m).

## TENURE

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.

## RENT

Quoting £16,000 per annum exclusive.

## PLANNING

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

## BUSINESS RATES

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the property has the following designation:

Rateable Value: £14,750.

## EPC

The property has an energy performance rating of C (54).

## VAT

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

## LEGAL FEES

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

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants 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: Georgia Warfield BSc Hons

Charlotte Bjoroy BArch

Tel: 0117 934 9977

0117 934 9977

Email: [Georgia@burstoncook.co.uk](mailto:Georgia@burstoncook.co.uk)

[Charlotte@burstoncook.co.uk](mailto:Charlotte@burstoncook.co.uk)

## SUBJECT TO CONTRACT

December 2023

### 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*

