

# LANDMARK BUILDING - TO LET

25/27 Clare Street, Bristol, Clare Street, Bristol, BS1 1XA



- Prominent, city centre building
- Approximate NIA of 2,645 sq ft (245 sq m)
- New flexible lease
- Self Contained
- Suitable for a range of different uses (STP)



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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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

25/27 Clare Street is prominently situated on the corner of St Stephens Street and Clare Street, at the foot of Corn Street, within the heart of Bristol's commercial centre, with numerous banks, building societies, restaurants and bars within the immediate vicinity. The buildings is within easy walking distance of the prime shopping area of Broadmead, Colston Avenue (convenient for public transport), the Waterfront and the Law Courts. The property is also located in close proximity to the award winning Jetty restaurant at the Bristol Harbour Hotel. Corn Street and Clare Street house some of Bristol's finest period buildings and are very popular amongst the legal fraternity being close to the Courts.

## DESCRIPTION

The property was built in 1903 in the English baroque style of architecture, originally for the Scottish Provident Institution. The building is an impressive, well known landmark and the accommodation has been sympathetically maintained to a high standard. Internally a light cosmetic refurbishment has been carried out to provide:-

- Gas fired central heating
- Perimeter trunking with two com-
- LED lighting
- Male and female WC's
- Kitchen facility
- Decoration/carpets throughout

Fin-

ishes also include marble cladding to dado height throughout the hall and staircase and extensive wood paneling to a height of 4 ft throughout the ground floor offices.

There is a corner entrance leading directly into the ground floor offices and a second entrance door leading to the stairway, giving access to all floors.

## ACCOMMODATION

From our onsite measurements, the property has the following approximate net internal floor areas:

Ground Floor	Offices	71.1 sq m	765 sq ft
Lower Ground Floor	Offices/Stores/Staff	56.7 sq m	610 sq ft
First Floor	Offices	71.1 sq m	765 sq ft
Second Floor	Offices	46.9 sq m	505 sq ft
<b>Total</b>		<b>245.85 sq m</b>	<b>2,645 sq ft</b>

## TENURE

The offices are offered to let by way of a new full repairing and insuring lease for a term to be agreed and subject to regular upward only rent reviews.

## RENT

£55,000 pax

## EPC

Rating D (93).

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LEGAL FEES

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

## VAT

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

January 2024

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