

ATTRACTIVE CLIFTON VILLAGE OFFICE—TO LET

Waterloo House, Waterloo Street, Clifton, Bristol, BS8 4BT



- Self contained office with attractive shop frontage
- Approximately 1,934 sq ft (179.6 sq m) plus basement store
- Due to be refurbished throughout to include new LED lighting
- New lease available
- Fixed service charge
- Prime Clifton Village location / BS8 postcode



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**
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LOCATION

The property is situated within an established location at the corner of Portland Street and Waterloo Street in the heart of Clifton Village being located in very close proximity to a wealth of independent retailers, restaurants, cafes and bars. Clifton is one of Bristol's most popular office locations, offering ease of access to the city centre, yet retaining a pleasant working environment.

DESCRIPTION

The property comprises an attractive self contained office providing accommodation over ground, first and second floors. The ground floor has the benefit of two meeting rooms with glazed frontages with the first and second floors offer open plan space, with separate meeting room facilities, male and female WC's and fitted kitchenettes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor areas:-

Ground:	24.97 sq m	(269 sq ft)	
1st:	75.27 sq m	(810 sq ft)	
2nd:	79.39 sq m	(855 sq ft)	
Total:	179.61 sq m	(1,934 sq ft)	(plus basement store) of 154 sq ft

RENT

£22.00 per sq ft pax.

TERMS

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed. There is also a fixed service charge payable of £3.75 per sq ft pax (linked to annual RPI increases), in respect of external maintenance and decorations, fire alarm annual maintenance, together with building insurance and therefore gives the tenant comfort in the knowledge that they will not be faced with any unknown external / structural repairing and decorating liabilities during the lease term.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk) the property has the following designation:-

	Gr flr (right & basement)	GF (left)	1st	2nd
Rateable Value:	£1,975	£2,800	£11,750	£9,000

Interested parties are advised to verify this information and make their own enquiries.

VAT

The property is not elected for VAT.

EPC

The property has an Energy Performance Rating of E (105).

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: Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)

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SUBJECT TO CONTRACT

February 2024



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