

OFFICE SUITE TO LET

83 Alma Road, Clifton, Bristol, BS8 2DP



- Hall floor office suite within an attractive, period office building
- Central Clifton location just off Whiteladies Road
- Approximately 195 sq ft (18.1 sq m)
- 1 parking space available
- Low rateable value and may be eligible for rates exemption
- New lease available on flexible terms



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

Situated within the affluent suburb of Clifton, the offices form part of an attractive terrace. A host of shops, restaurants, pubs, bars together with other office occupiers are located directly on your doorstep to include Clifton Down Shopping Centre with Sainsburys local, Starbucks, Cof-fee Number 1, Boots and M & S food.

DESCRIPTION

The available office space is located on the second floor of a very attractive period building and comprises one room with the benefit of shared WC and kitchen facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 195 sq ft (18.1 sq m).

CAR PARKING

There is one car parking space available at an additional charge of £1,500 per annum, exclusive.

TENURE

The suite is available to rent by way of a new lease for a term of years to be agreed. The tenant will contribute towards a service charge to cover the cost of any shared or communal items.

RENT

£4,485 per annum exclusive.

PLANNING

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

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the offices have the following designation:-

Rateable Value:	£2,550
Rates Payable (2021/2022):	£1,272.45

N.B the car parking space is rated separately.

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.

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 should satisfy themselves as to the fitness of such items for their requirements.

VAT

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

EPC

The property has an energy performance rating of D (91).

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)

Tel: 0117 934 9977

Email: Finola@burstoncook.co.uk / Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2022

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.

