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## **COMMERCIAL UNITS FOR SALE (MAY LET)**

*Suitable for a range of uses (Under Use Class E) to include -  
office, medical, leisure...*

## **COMMERCIAL UNITS LOCATED TO THE REAR OF THE GUILD, PARK ROW / 62 PARK STREET, BRISTOL, BS1 5JY**



South View - Proposed



East View - Proposed

- **BRAND NEW COMMERCIAL UNITS FOR SALE**
- **CENTRAL CLIFTON LOCATION**
- **OFFERED TO A SHELL AND CORE FINISH TO ALLOW AN OCCUPIER TO PUT THEIR OWN STAMP ON THE SPACE**
- **RARE OPPORTUNITY TO PURCHASE A COMMERCIAL UNIT IN THIS LOCATION**
- **USE CLASS E – THEREFORE SUITABLE FOR A VARIETY OF DIFFERENT OCCUPIERS**

SUBJECT TO CONTRACT

## **LOCATION**

The property is accessed via the busy Park Row, close to the BRI and Bristol University. The area remains a popular and sought after location for retail, office and leisure uses, due to its excellent position linking the city centre to The Triangle, Park Street and Clifton providing a high level of passing vehicle traffic and pedestrian footfall.

## **DESCRIPTION**

Located to the rear of well known Bristol Guild Emporium on Park Street (founded in 1908), the commercial units form part of a bespoke residential redevelopment that is currently under construction with the estimated timescale for delivery being September 2021. The commercial units will be built to a shell and core finish with capped off services, power provision and glazing to allow an occupier to put their own stamp on the units in terms of fit out and décor etc. The units will have the benefit of shared WCs, shower facilities and bike storage with Unit A benefiting from access onto an outside amenity area.

## **ACCOMMODATION**

From the architects drawings we have been provided with, the units have the following approximate floor areas (based on GIA):-

Unit A – 883	Sq Ft	(82	Sq M)
Unit B – 883	Sq Ft	(82	Sq M)
Unit C – 1,006	Sq Ft	(93.5	Sq M)

## **TENURE**

The units will be sold by way of a long 999 year lease(s), subject to a ground rent and service charge. Alternatively a letting of the unit(s) may be considered.

## **PRICE / RENT**

On application.

## **PLANNING**

Use Class E – therefore suiting various commercial uses, such as office, medical or leisure etc.

## **BUSINESS RATES**

The business rates will be assessed once the commercial units have been developed.

## **ENERGY PERFORMANCE CERTIFICATE**

An EPC will be provided once the development is completed.

## **VAT**

The property is elected for VAT and therefore VAT will be payable on all prices.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS or Charlie Kershaw MRICS

Tel: 0117 934 9977

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

**SUBJECT TO CONTRACT**

**FEBRUARY 2021**

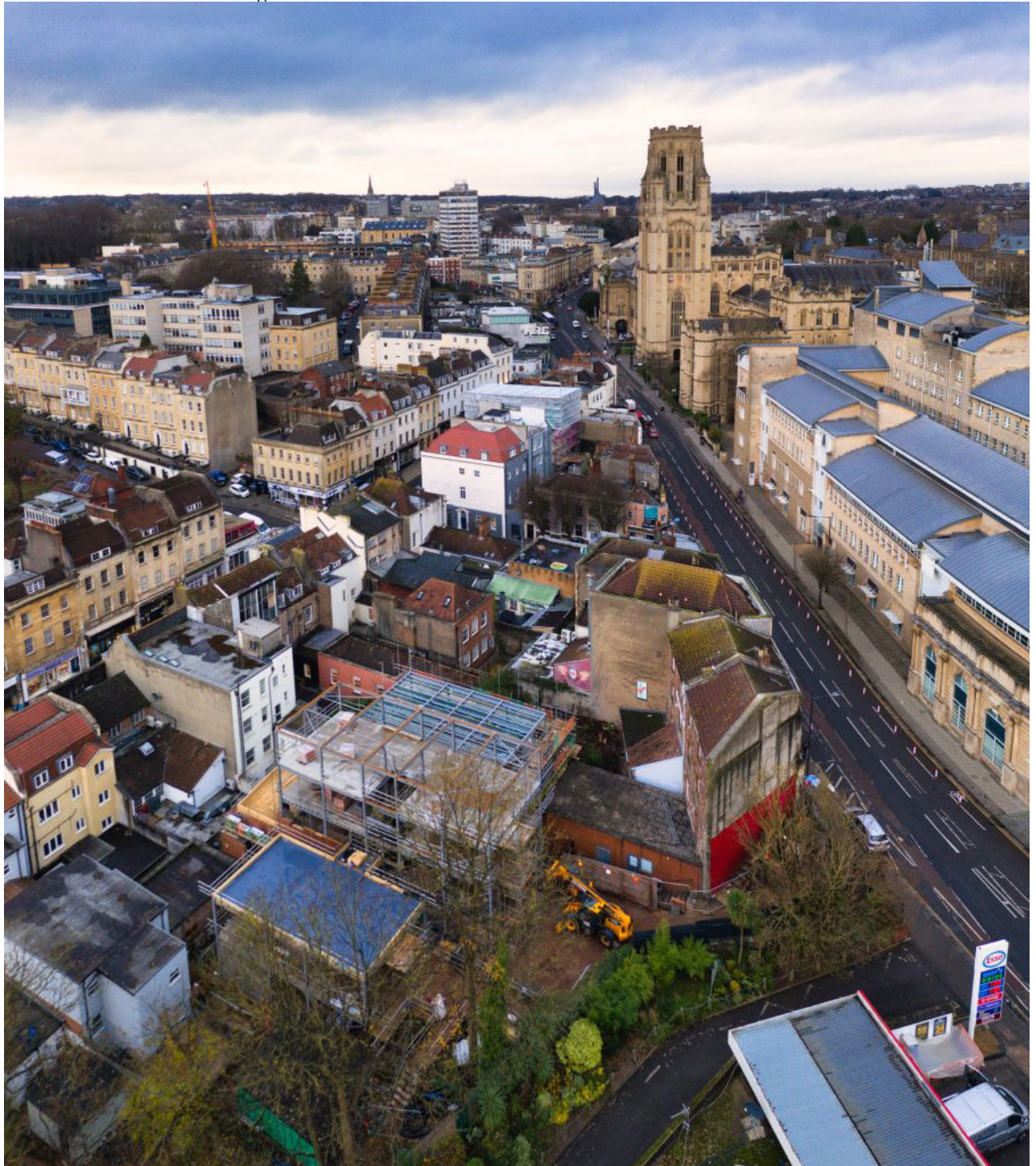
### **Control of Asbestos at Work Regulations 2002**

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, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.

*Site under construction - Image taken December 2020*



**Control of Asbestos at Work Regulations 2002**

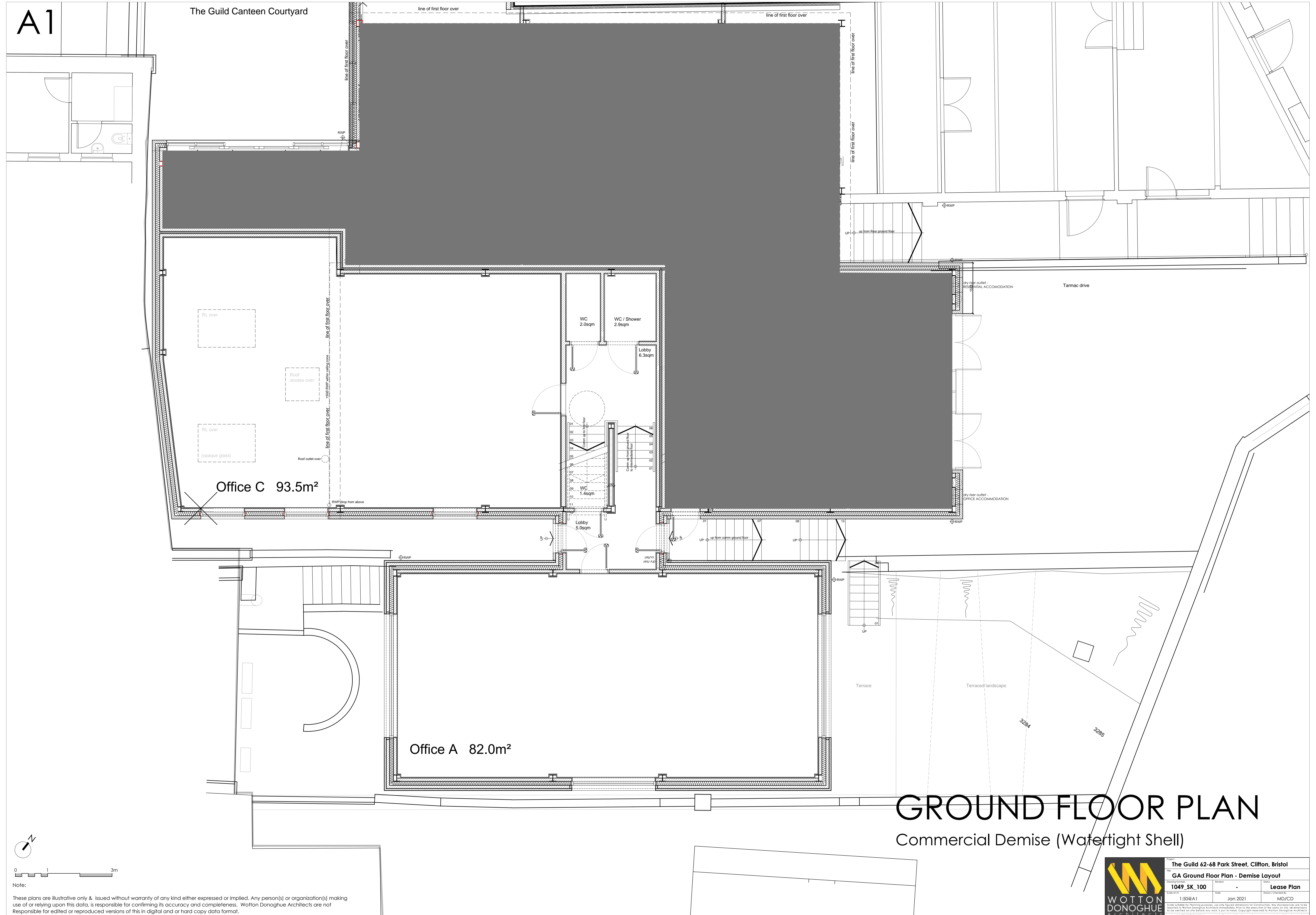
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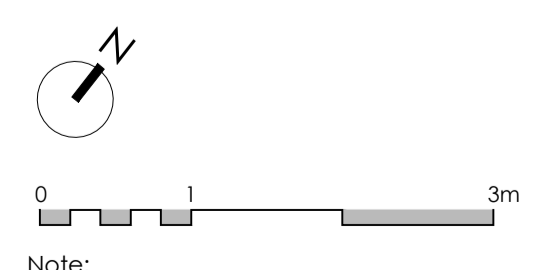
A1

The Guild Canteen Courtyard



# GROUND FLOOR PLAN

Commercial Demise (Watertight Shell)

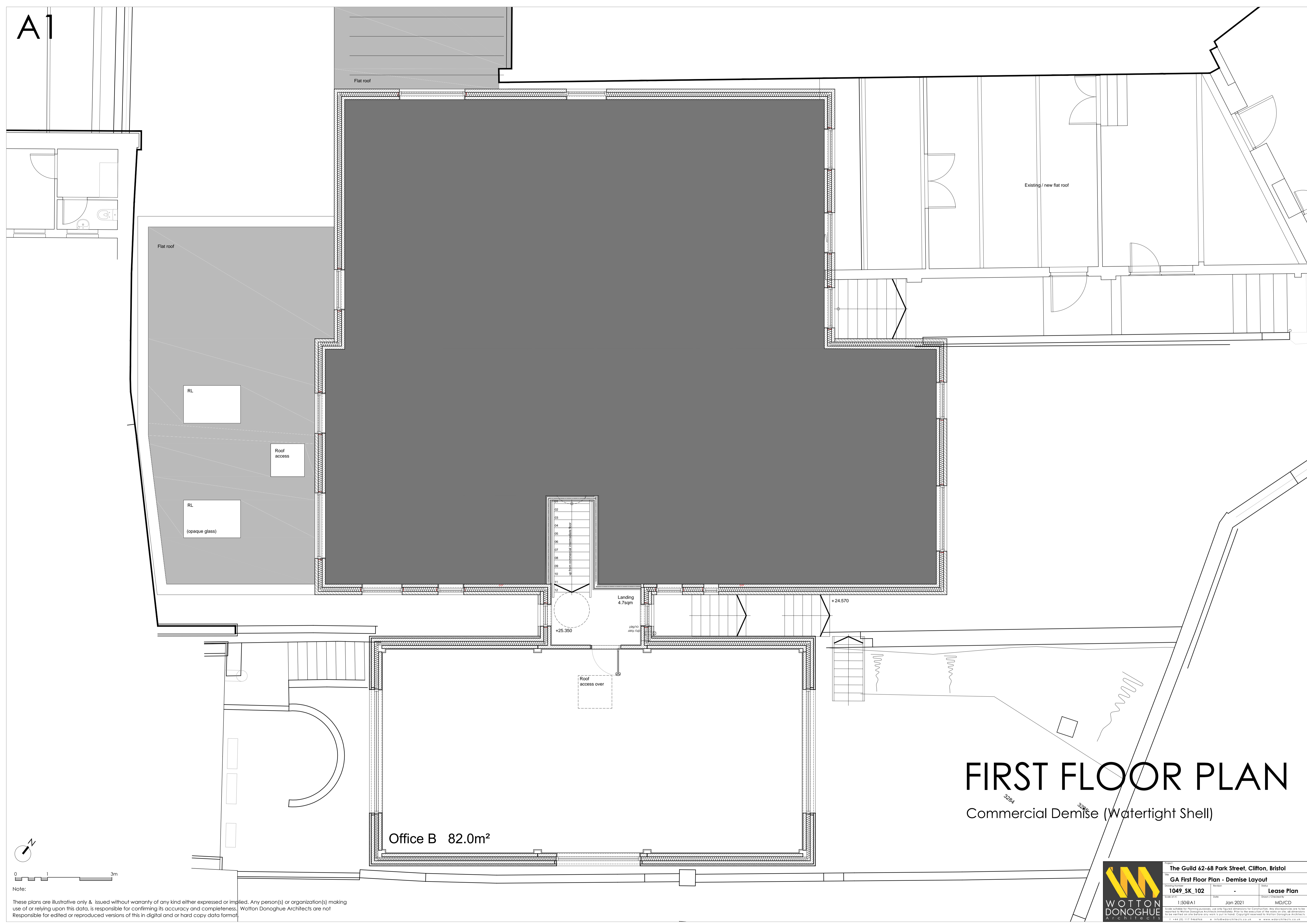


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<p><b>WOTTON DONOGHUE ARCHITECTS</b></p>	Project: The Guild 62-68 Park Street, Clifton, Bristol		
	Title: GA Ground Floor Plan - Demise Layout		
	Drawing No: 1049_SK_100	Revision: -	Date: Jan 2021
	Scale: A1 1:50@A1	Drawn / Checked by: MD/CD	Status: Lease Plan

Scale suitable for Planning purposes, use only for ground dimensions for Construction. Any dimensions are to be checked by the client. Copyright reserved to Wotton Donoghue Architects. All rights reserved. No part of this document may be reproduced without the prior written consent of Wotton Donoghue Architects. T: +44 (0) 117 948968 E: info@wdaarchitects.co.uk W: www.wdaarchitects.co.uk

A1



# FIRST FLOOR PLAN

Commercial Demise (Watertight Shell)

Office B 82.0m<sup>2</sup>

Landing 4.7sqm

Flat roof

Flat roof

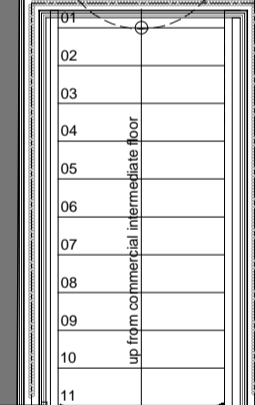
Existing / new flat roof

RL

Roof access

RL

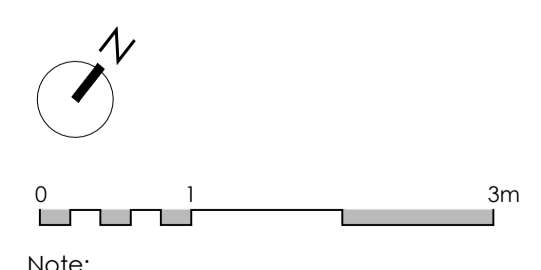
(opaque glass)



+24.570

+25.350

Roof access over



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	Project		
	The Guild 62-68 Park Street, Clifton, Bristol		
	Title		
	GA First Floor Plan - Demise Layout		
Scale	Revision	Drawn / Checked by	Disc.
1:50@A1	1049_SK_102	Jan 2021	Lease Plan
MD/CD			
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