

# FIRST FLOOR OFFICE IN CENTRAL LOCATION

49 Park Street, Bristol, BS1 5NT



- Central office in an excellent position on Park Street
- Only £10,000 per annum exclusive rent!
- Bright and airy accommodation
- Approximately 822 sq. ft (73.38 sq. m)
- Within close walking distance of the harbourside, Bristol's Old Quarter, Whiteladies Road, and Cabot Circus.
- New lease available



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

The property is situated on Park Street in the heart of Bristol city centre, with the affluent suburbs of Clifton, Redland and Cotham nearby. The property is very close to Brandon Hill park and provides views out over the newly redeveloped St Georges Concert Hall at the rear. The property's location provides excellent access on foot to both the Bristol University campus and the business districts in the city centre and there are excellent transport links to the rest of the city and Temple Meads train station.

## DESCRIPTION

The property comprises a first floor office, prominently positioned on the corner of Park Street and Great George Street. The accommodation benefits from high ceilings, dual aspect windows and excellent natural light, and is due to be refurbished throughout.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 822 sq ft (73.38 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. There is a small estates charge payable.

## RENT

£10,000 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, the property has a Rateable Value of £11,500 from 1st April 2023 (the estimated rates payable being £5,739 pax).

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

*From 1<sup>st</sup> April 2017, if a 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.*

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## LEGAL FEES

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

## EPC

The property has an energy performance rating of D (77) .

## VAT

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

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## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## Burston Cook

**FAO:** Vicki Grimshaw BSc (Hons)

**Tel:** 0117 934 9977

**Email:** Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated May 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.

