

# STYLISH OFFICE SUITE/S FOR SALE

154 Cheltenham Road, Bristol, BS6 5RL



- A modern, four storey office building in vibrant Cotham location
- There are a range of suites available offering open plan accomodation from approximately 565 sq. ft (52.49 sq. m) upwards.
- Available by way of a sale of the long leasehold interest being 999 years from 1 January 2008.
- Use Class E—therefore suitable for a range of uses
- Suites available with car parking!



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## LOCATION

The property is situated fronting onto Cheltenham Road which is located within approximately 1 mile of Bristol city centre. Cheltenham Road is a popular commercial location offering a good working environment, with a wide variety of quality shops, restaurants, and leisure facilities, all within walking distance. Network connections are excellent with good access to the motorway network and Montpellier train station only 0.3 miles from the property.

## DESCRIPTION

154 Cheltenham Road comprises a modern, four storey office building which benefits passenger lift, and bike storage to the front.

The available floor provides open plan accommodation benefitting an attractive outlook to the front elevation. The specification includes suspended ceilings with recessed lighting, air conditioning, kitchenette and WC.

## CAR PARKING

The available suite benefits one car parking space within a secure, under-croft car park.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the available floor has an approximate net internal floor area of 565 sq ft (52.49 sq m).

## TENURE

The suite/s are available for sale by way of the long leasehold interest being 999 years from 1 January 2008.

## QUOTING PRICE

Upon Application

## PLANNING

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

## EPC

The property has an energy performance rating of C (58).

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the available floor has the following designation:

Rateable Value: £6,100  
Rates Payable (2021/2022): £3,043.90

*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.*

## VAT

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

## 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: Vicki Grimshaw BSc (Hons)  
Tel: 0117 934 9977  
Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

August 2022

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