

# GROUND FLOOR COMMERCIAL UNIT FOR SALE / TO LET

7a Orange Street, Bristol, BS2 9HG



- Opportunity to acquire the freehold
- Open plan and fitted out in an industrialist style
- Accommodation can be provided ranging from approximately 1,000–1,927 sq. ft (179.10 sq. m)
- Available for a range of uses under Use Class E
- Excellent location just off the A4032 which provides access to Bristol's inner ring road and the wider motorway network



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 subject property is located on Orange Street, a vibrant location within St Paul's which has been subject to significant investment in recent years, offering a culturally rich and dynamic location, and which attracts a range of businesses to include offices, retail and leisure users.

Orange Street is a convenient city centre location within a short walk of Cabot Circus retail development and Bristol city centre. There is also easy access to the M32 motorway and to Temple Meads Railway Station via the inner circuit ring road.

## DESCRIPTION

The property comprises an open plan, ground floor unit which has been fitted out to provide contemporary accommodation in an industrial style, with concrete ceiling and exposed features. The property offers an excellent space for a range of uses.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 1,927 sq. ft (179.10 sq. m).

The space may be divided to provide smaller lot sizes from 1,000 sq ft (92.9 sq m) upwards.

## TENURE

The unit is available for sale by way of the freehold, or to let 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 service charge payable.

## PRICE

£385,000 plus VAT

## RENT

£25,000 per annum exclusive

## PLANNING

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

## BUSINESS RATES

The property requires a new rates assessment. Further information can be provided upon request.

## EPC

The property is currently fit out to shell specification and therefore an EPC has not yet been produced.

## 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.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Vicki Grimshaw BSc (Hons) / Georgia Warfield BSc (Hons)

**Tel:** 0117 934 9977

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## SUBJECT TO CONTRACT

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**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

