

FANTASTIC CORNER "CLASS E" UNIT TO LET IN THE CITY CENTRE

118 St Michael's Hill, Bristol, BS2 8BU.



- Prominent corner unit on the popular St Michael's Hill
- May suit many uses under Class E to include retail, medical or office use
- Approximately 843 sq. ft (78.30 sq. m)
- New lease available, terms to be agreed
- Quoting rent £14,950 per annum, exclusive

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 prominently situated on St Michaels Hill in the busy and vibrant area of Cotham. The area is home to a large residential community and many shops, restaurants and bars including local businesses and the Co-Op. The property is in very close proximity to the University of Bristol and the Bristol Royal Infirmary and as such the pitch benefits from a good level of passing footfall and vehicle traffic.

DESCRIPTION

The property has a return frontage with a glazed shop front, and a front entrance. Once inside, there is an open plan sales / office area, a store cupboard, and a separate office. To the rear, there is a small store, kitchen facility and single W.C. Internal stairs lead down to the lower ground floor which consists of another storage cupboard and two office / storage rooms.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of:

Ground Floor:	623 sq. ft	(57.87 sq. m)
Lower Ground Floor:	220 sq. ft	(20.43 sq. m)
Total:	843 sq. ft	(78.30 sq. m)

TENURE

The property is available to let by way of a new lease, terms to be agreed. A service charge and a deposit may also be payable.

RENT

Quoting £14,950 per annum, exclusive.

USE

We understand that the property benefits from a Class E use.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has the following rates designation:

Rateable Value:: £7,900

Interested parties may qualify for Small Business Rate Relief, but they are advised to check directly with the VOA in this respect.

EPC

A copy of the certificate is available upon request.

VAT

The property is not elected for VAT and therefore VAT will not be payable on prices.

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: Holly Boulton BSc (Hons)
Tel: 0117 934 9977
Email: Holly@burstoncook.co.uk

SUBJECT TO CONTRACT

July 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.

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

