

# SELF-CONTAINED BUSINESS UNIT FOR SALE (MAY LET)

11 Backfields Lane, Stokes Croft, Bristol, BS2 8QW



- A modern, self-contained business unit located in Stokes Croft, Bristol's cultural and artistic hub.
- Attractive, open plan accommodation with exposed brick feature walls, timber flooring, and wooden sliding shutter doors.
- Approximately 615 sq ft (57.1 sq m)
- Excellent opportunity to acquire the long leasehold opportunity.
- Use Class E and therefore suitable for a range of potential uses



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 property is located in Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. Backfields Lane is a short walk from a wide range of amenities to include cafes, bars, and shops.

## DESCRIPTION

The property comprises a ground floor business unit providing open plan accommodation, with fitted kitchen and accessible WC. The specification includes double glazed entrance with wooden sliding shutter door, timber flooring, exposed brick feature walls, LED strip lighting, and electric wall mounted heating.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 615 sq ft (57.1 sq m).

## TENURE

The property is available for sale by way of the long leasehold interest being 250 years from January 2010. Alternatively, consideration may also be given to a new lease on flexible terms.

## PRICE / RENT

Price: £190,000 plus VAT  
Rent: Upon application

## 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 £7,000 from 1st April 2023 (the estimated rates payable being £3,493 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.

## VAT

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

## EPC

The property has an energy performance rating of D (95).

## 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 MRICS

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

Updated July 2024



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