

SELF-CONTAINED STUDIO OFFICE

25 Ashton Road, Ashton Gate, Bristol, BS3 2EA



- An attractive, self-contained studio office situated close to the vibrant North Street and opposite Greville Smyth Park.
- Within close proximity to an eclectic mix of occupiers, to include independent retailers, cafes, bars, and restaurants.
- Approximately 499 sq ft (46.31 sq ft)
- New lease available on flexible terms.



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 conveniently located on Ashton Road just off North Street, a popular destination location which is home to an eclectic mix of occupiers to include independent retailers, cafes, bars, restaurants, and leisure providers.

Ashton Road is situated just off the Ashton Gate interchange, which provides easy access into the city centre which in turn provides access to the M32, inner ring road, and motorway network. The property is located within a 20 minute walk of Parson Street train station.

DESCRIPTION

The accommodation comprises a self-contained, first floor studio office with private access. Internally, the property provides an open plan office with fitted kitchen, separate office/meeting room, and bathroom.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 499 sq ft (46.31 sq m).

TENURE

The suite 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

£15,000 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 £2,850 from 1st April 2023 (the estimated rates payable being £1,422.15 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 1st April 2017, if the 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.

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 purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

VAT

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

EPC

The property has an energy performance rating of D (90).

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)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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.

