

# GROUND FLOOR & BASEMENT— CLASS E UNIT TO LET

6 Lower Park Row, Bristol, BS1 5BJ



- Ground and Lower Ground Floor—approximately 850 sq ft (78.9 sq m)
- Could suit many uses under Class E - subject to landlords consent
- On site car parking may be available by way of separate negotiation
- New lease available

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 located fronting onto the busy Park Row, close to the BRI and Bristol University. The area remains a popular and sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of passing vehicle traffic and pedestrian footfall.

## DESCRIPTION

6 Lower Park Row is an attractive period office building with the available space being located at ground and basement levels. The ground floor benefits from a small shop front with roller shutter door (NB: the access to the shop is shared by the upper floor office accommodation).

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the ground and lower ground floor has an approximate net internal floor area of 850 sq ft (78.96 sq m).

## CAR PARKING & BIKE STORAGE

Car parking could be made available by separate negotiation and there is secure bike storage in the basement.

## TERMS

The premises is available to rent 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.

## RENT

Upon application.

## BUSINESS RATES

At present, each floor is assessed separately and interested parties are advised to make their own enquiries directly via the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)).

## VAT

To be confirmed.

## EPC

The property has an energy performance rating of D (83).

## USE

The premises benefits from Class E.

## 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: Finola Ingham MRICS

Tel: 0117 934 9977

Email: [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk)

## SUBJECT TO CONTRACT

March 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.

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