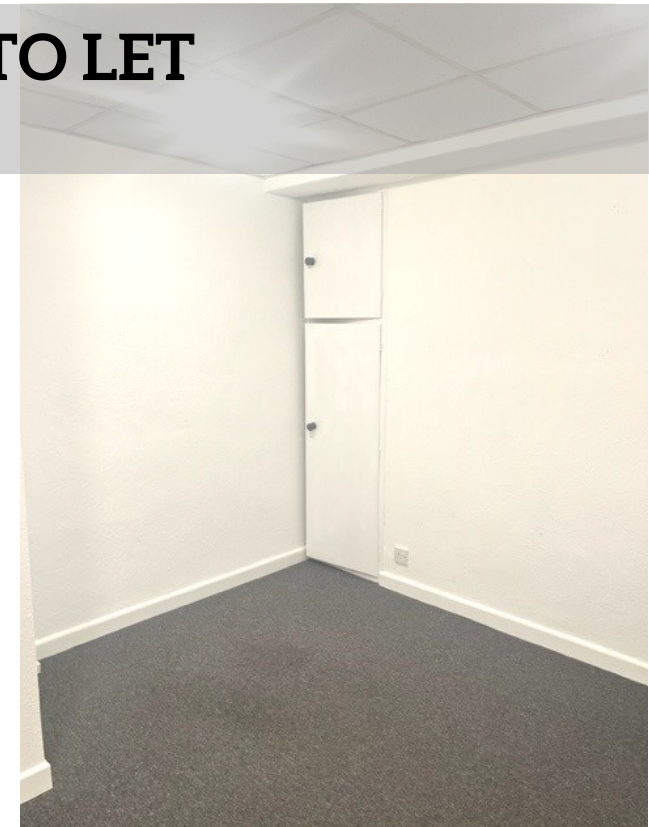


# GROUND FLOOR "CLASS E" COMMERCIAL UNIT TO LET

253 Henleaze Road, Henleaze, Bristol, BS9 4NQ



- A ground floor "Class E" premises offered to let
- Situated on Henleaze Road
- Approximately 607 sq ft (56.93 sq m)
- Quoting £12,000 per annum, exclusive
- The property is to be refurbished to a high standard, with the specification/ finishes tailored to the occupier
- Could suit various uses such as office, retail, medical etc



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**  
0117 934 9977

## LOCATION

The property is located on Henleaze Road within Henleaze which is an affluent suburb of Bristol, approximately 2.5 miles north west of the city centre. Henleaze Road benefits from a wide variety of both national operators and popular independent businesses.

## DESCRIPTION

The subject property comprises a ground floor commercial unit within an end of terrace building situated on Henleaze Road. The property is accessed by an entrance on the ground floor, with a fully glazed return frontage. There is a reception area, which leads to four separate rooms, a kitchenette, a single WC, and a small, enclosed courtyard garden.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate Net Internal floor area of 607 sq. ft (56.39 sq. m).

## TENURE

The property 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. A deposit may also be required.

## RENT

Quoting £12,000 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 the following designation:-

Rateable Value: £4,450

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

## VAT

We have been advised that the property is not elected for VAT.

## EPC

A copy of the EPC is available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants 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 FRICS

Tel: 0117 934 9977

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

## SUBJECT TO CONTRACT

November 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.

*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 contract 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.*

