

# COMMERCIAL UNIT TO LET IN WESTBURY-ON-TRYM

13 Carlton Court, Canford Lane, Westbury-on-Trym, Bristol, BS9 3DF



- A self-contained first floor commercial unit available
- Fantastic location in Westbury-on-Trym
- New lease, terms to be agreed
- Approximately 1,049 sq. ft (97.45 sq. m)
- Class E use, may suit various uses such as office or gym
- Available now



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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## LOCATION

The property is prominently situated fronting onto Canford Lane in Westbury on Trym, an affluent suburb located approximately 2.5 miles north of Bristol city centre. It is located in an excellent position on a purpose built retail parade with strong visibility as a result of being located at the top end of the parade. The property benefits from being located next to a bus stop, which results in high footfall and good public transport links for pedestrian shoppers.

## DESCRIPTION

The subject property comprises a first floor commercial unit on Canford Lane in Westbury-on-Trym. The property has a private ground floor entrance, which leads into a small lobby with an internal staircase taking you to the first floor. There is a main open plan office with some partitioning, as well as another smaller office room, a kitchenette and WC facilities.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Area:

First Floor: 1,049 sq. ft (97.45 sq. m)

## TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge. Available now.

## RENT

The quoting rent is £12,500 per annum, exclusive.

## PLANNING

Class E.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £9,600. Tenants may qualify for small business rate relief, but are advised to contact the VOA directly.

*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.*

## VAT

We have been advised that the property is 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

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 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 AssocRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

## SUBJECT TO CONTRACT

January 2024

### 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.

