

COMMERCIAL UNIT TO LET IN OLD MARKET

68 West Street, St. Phillips, Bristol, BS2 0BL



- A ground floor and basement premises offered to let
- Situated in Old Market in the city centre
- Approximately 1,475 sq. ft (137.02 sq. m)
- Quoting £15,000 per annum, exclusive
- Available end of April / early May 2024
- "Class E" use - may suit a range of uses subject to consent



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 situated in a very prominent position fronting onto West Street which is a vibrant and busy mixed commercial and residential area within close walking distance of Bristol city centre. Old Market has been the subject of extensive regeneration and in recent years and is situated with Cabot Circus to the north and Temple Quay to the south. Connections are excellent with Bristol Temple Meads Station located circa 0.5 km away, and the M32 to the north, which in turn provides access to the M5 and M4 motorway networks.

DESCRIPTION

The property has a glazed shop front and entrance, an open plan sales area, a small storage room to the rear, a kitchenette and a WC facility. A trap door leads down an internal staircase to the basement, which is currently used for storage purposes.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate Net Internal floor area of:

Ground floor:	987 sq. ft	(91.69 sq. m)
Basement:	488 sq. ft	(45.33 sq. m)
Total:	1,475 sq. ft	(137.02 sq. m)

TENURE

The property may be 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 £15,000 per annum, exclusive..

PLANNING

Use Class E – therefore may be suitable for a wide range of uses.

BUSINESS RATES

In accordance with the Valuation Office Agency Website the property has the following rates designation

Rateable Value:: £11,000

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.

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

The property has an energy performance rating of C (70).

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: Holly Boulton AssocRICS

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

February 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.



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