

# COMMERCIAL PREMISES AVAILABLE TO LET

Vining Hall, Etloe Road, Redland, Bristol, BS6 7PB



- A ground floor, self-contained commercial premises available to let
- Situated in the desirable area of Westbury Park
- Approximately 1,273 sq. ft (118.27 sq. m) GIA
- Rent on application
- New lease, terms to be agreed
- Current use as a Day Nursery, will suit other commercial uses including offices, educational, medical, leisure 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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0117 934 9977



## LOCATION

Westbury Park is a suburb of Bristol, lying to the east of the Durdham Downs between the districts of Redland and Henleaze. The property is situated 3.3 miles from Bristol city centre. It is a short walk away from the lively hub of Whiteladies Road where you can find trendy bars, cafes, restaurants and other local amenity.

## DESCRIPTION

The property comprises a former social club which was last used as a day nursery. There is an entrance lobby, main hall, a kitchen and W/C facilities.

## ACCOMMODATION

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

Main Hall:	880 sq. ft	(81.77 sq. m)
Ancillary:	403 sq. ft	(37.50 sq. m)
<b>Total:</b>	<b>1,283sq. ft</b>	<b>(119.27 sq. m)</b>

## TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. A deposit may also be required.

## RENT

Rent on application.

## 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:: £18,000

Interested parties are advised to check directly with the VOA in respect of Rates Payable.

*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

All prices are exclusive of VAT if applicable.

## 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

December 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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