

ICONIC BUILDING FOR RETAIL USE - TO LET

25/27 Clare Street, Bristol, Clare Street, Bristol, BS1 1XA



- Prominent building with dual frontage
- Located on the popular Corn Street in the heart of the city centre
- Suitable for Retail/E-Class use
- Approximate NIA of 2,645 sq ft (245 sq m)
- New flexible lease
- Self Contained



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

25/27 Clare Street is prominently situated on the corner of St Stephens Street and Clare Street, at the foot of Corn Street, within the heart of Bristol's commercial centre, with numerous banks, building societies, restaurants and bars within the immediate vicinity. The buildings is within easy walking distance of the prime shopping area of Broadmead, Colston Avenue (convenient for public transport), the Waterfront and the Law Courts.

DESCRIPTION

The property was built in 1903 in the English baroque style of architecture, originally for the Scottish Provident Institution. The building is an impressive, well known landmark and the accommodation has been sympathetically maintained to a high standard. Internally a light cosmetic refurbishment has been carried out to provide:-

- Gas fired central heating
- Dual entrances
- LED lighting
- Male and female WC's
- Kitchen facility
- Decoration/carpets throughout

Finishes also include marble cladding to dado height throughout the hall and staircase and extensive wood paneling to a height of 4 ft throughout the ground floor. The property is entered from the corner of the street, which gives direct access into the ground floor. There is also a second entrance which would be useful for a staff entrance / deliveries etc.

The property comprises several floors making it a good option to be used for retail, medical, restaurant or café use.

ACCOMMODATION

From our onsite measurements, the property has the following approximate net internal floor areas:

Ground Floor:	71.1 sq m	765 sq ft
Lower Ground Floor:	56.7 sq m	610 sq ft
First Floor :	71.1 sq m	765 sq ft
Second Floor:	46.9 sq m	505 sq ft
Total:	245.85 sq m	2,645 sq ft

TENURE

The property is offered to let by way of a new full repairing and insuring lease for a term to be agreed and subject to regular upward only rent reviews.

RENT

£55,000 pax

EPC

Rating D (93).

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Valuation Office Agency (www.voa.gov.uk).

LEGAL FEES

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

VAT

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

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

SUBJECT TO CONTRACT

April 2024

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (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.

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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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