

# CENTRAL CHARACTERFUL OFFICE—TO LET

First Floor, 18 Park Row, Bristol, BS1 5LJ



- An attractive, first floor office suite
- Located in the city centre providing excellent transportation links and nearby amenities
- Fitted kitchenette with balcony giving views across Bristol
- Planning Use Class E—suitable for a wide range of uses
- NIA approximately 473 sq ft (43.97 sq m)



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**  
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## LOCATION

The property is located fronting onto the busy Park Row, close to the B.R.I and Bristol University. The area remains a popular and a sought-after location for retail, office and leisure uses due to its excellent position linking the city centre to The Triangle, Park Street and Clifton, providing a high level of footfall.

## DESCRIPTION

18 Park Row provides attractive accommodation which comprises two interconnecting rooms with the front room benefiting from a large bay window creating lots of natural light. There is also a fitted kitchenette and sunny balcony with far reaching views of the city centre and male and female WCs on the half landing.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal floor area of 473 sq ft (43.97 sq m).

## TENURE

The suite 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.

## RENT

£11,500 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:	£5,400
Rates Payable (2023/2024):	£2,695

*From 1st April 2017, if the property has a Rateable Value of less than £12,000, then the tenant could be eligible for up to 100 % business rates relief and interested parties are advised to make their own enquiries directly with the Valuation Office Agency website to verify the above and to see if they would be eligible for either 100 % relief, or a small business rates relief.*

## VAT

We have been advised that the property is elected for VAT.

## EPC

The property has an energy performance rating of E (108).

## LEGAL FEES

The ingoing tenant will contribute towards the landlord's reasonable legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Georgia Warfield BSc (Hons) /Finola Ingham FRICS

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## SUBJECT TO CONTRACT

September 2024

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