

# RETAIL / OFFICE / MEDICAL UNIT IN BRISTOL CITY CENTRE

50 Fairfax Street, City of Bristol, Bristol, BS1 3BL



- Ground floor commercial unit fitted to a very high standard
- Excellent location in city centre location
- Rent of only £12,000 per annum, exclusive
- Approximately 986 sq ft (91.61 sq m) NIA
- Fully fitted with CCTV and video door entry systems
- Small Business Rates Relief may be available (subject to eligibility)



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

Situated in the city centre the premises is surrounded by local businesses, offices and residential properties. Local amenities include: Broadmead and Cabot Circus, Castle Park, Café Nero and various independent café's and shops.

## DESCRIPTION

The suite has been fitted with stained wood floors throughout. Recently refurbished, the unit carries painted plastered walls throughout. The reception area leads to three office consultation rooms, a W.C, kitchen, staff room and store. A rear door leads to the communal bin store. The property benefits from electric heating, air-conditioning units and water.

Internal and external CCTV has been fitted, along with video door entrance, three phase electric, an electric security shutter and an alarm system and the three treatment rooms have coded access with video.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the approximate net internal floor area :

Area	Sq ft	Sq m
Ground Floor	986	91.61
<b>TOTAL</b>	<b>986</b>	<b>91.61</b>

## 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

£12,000 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 a Rateable Value of £7,300 from 1st April 2023. Tenants may benefit from small business rates relief., subject to eligibility.

## VAT

We are advised the property is elected for VAT.

## EPC

The property has an Energy Performance rating E (115).

## LEGAL FEES

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

**FAO:** Charlotte BJOROY BArch  
**Tel:** 0117 934 9977  
**Email:** Charlotte@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2024



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