

# GROUND FLOOR OFFICE TO LET

Ground Floor & Basement, 17-19 Clare Street, Bristol, BS1 1XA



- An attractive, ground floor office suite with useful dry basement storage
- Located in the heart of Bristol City Centre, adjacent to the vibrant St Nicolas Market and Corn Street.
- Ground floor office of approx 963 sq ft (90 sq m).
- Basement storage space of approx 230 sq ft (22 sq m).
- The office suite will be undergoing a light refresh to include new decorations throughout.



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 situated on Clare St which was once the main link between the Quayside and the old City. It is walking distance of the prime shopping area of Broadmead and Cabot Circus together with Colston Avenue (convenient for public transport), and the Waterfront.

The property is also adjacent to St Nicholas market which hosts a variety of independent shops and eateries.

## DESCRIPTION

17-19 Clare Street dates from 1899 and is an ornate office building constructed of red terracotta stone with an Aberdeen Granite plinth and a Cornish slate hexagonal pyramidal roof. The property is Grade II Listed and was designed by the renowned Victorian architect, Alfred Waterhouse, whose most famous building is the Natural History Museum in London.

The available space is located on the ground floor and provides an open plan office with excellent floor to ceiling height and together with useful basement storage, large kitchen and WC facilities. The property is fitted with carpet flooring and LED lighting.

## ACCOMMODATION

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

Ground Floor:	963 sq ft	(90 sq m)
Basement:	230 sq ft	(22 sq m)
<b>Total:</b>	<b>1,193 sq ft</b>	<b>(112 sq m)</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

£24,200 per annum, exclusive.

## PLANNING

Use Class E – therefore suitable for a wide range of different commercial uses.

## EPC

The property has an Energy Performance rating of E.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, ([www.voa.co.uk](http://www.voa.co.uk)) the property has the following designation:

Rateable Value:	£13,250
Rates Payable (2024/2025):	£6,612

*Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.*

## VAT

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

## 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:	Finola Ingham FRICS/ Isobel Parnaby
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## SUBJECT TO CONTRACT

January 2025

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