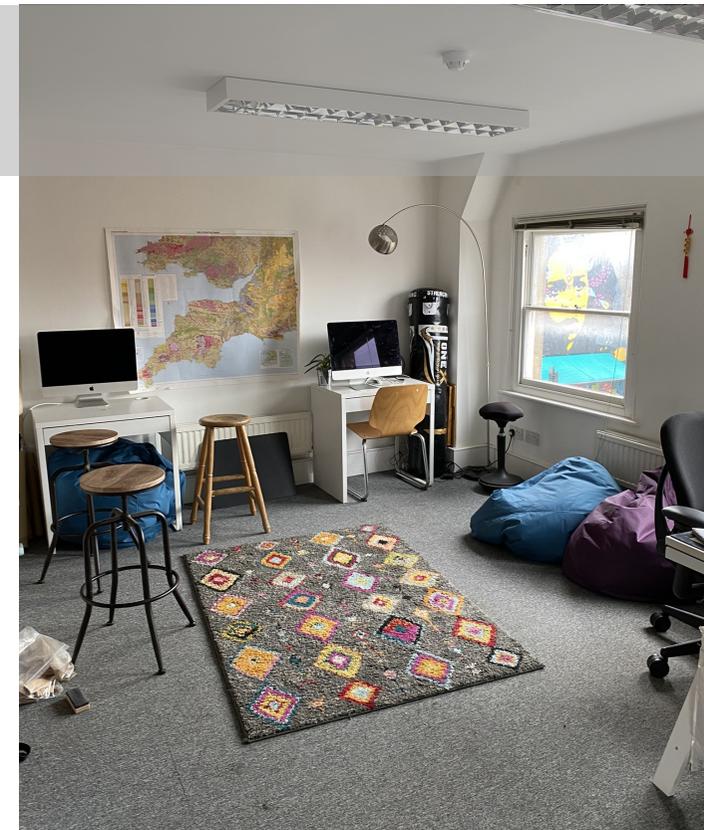


SMALL OFFICE WITH PARKING – TO LET

45-47 Stokes Croft, Bristol, BS1 3QP



- Second floor office approximately 545 Sq Ft (50.69 Sq m) NIA.
- Located in the heart of the vibrant Stokes Croft
- Communal facilities include Kitchenette and W.C's.
- Low rateable value and may be eligible for rates exemption.
- 1 parking space available via separate negotiation.



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**
0117 934 9977

LOCATION

The property is situated in the centre of Bristol's cultural and artistic hub, Stokes Croft. Network connections are excellent, being located on an arterial route in the heart of Bristol, providing access to the A4032 and, in turn, the M32, and linking the city centre with the affluent suburbs of Cotham, Redland and Bishopston. There are a wide range of businesses in the area, including cafes, bars, shops, and offices, and Cabot Circus and Broadmead shopping areas are also within easy walking distance.

DESCRIPTION

45-47 Stokes Croft is an end terrace property comprising three upper floors and a basement, with retail on the ground floor and offices on the two upper floors.

The subject office is located on the second floor and benefits from Cat II lighting, central heating, carpet tiled flooring and communal kitchenette and W.C facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 545 sq ft (50.69 sq m).

CAR PARKING

1 allocated car parking space in a secure gated car park to the rear is available via separate negotiation.

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

£10,000 per annum exclusive.

PLANNING

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

VAT

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

EPC

The property has an energy performance rating of D (77).

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

| | |
|---------------------------|-----------|
| Rateable Value: | £2,800 |
| Rates Payable (2024/2025) | £1,397.20 |

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 see if they would be eligible for either 100 % relief, or a small business rates relief.

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: Luke Dodge MRICS
Tel: 0117 934 9977
Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2025

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017:* Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

