

FOR SALE (MAY LET)
Bristol

alder king

PROPERTY CONSULTANTS



**PROMINENT GROUND
FLOOR OFFICE
ACCOMMODATION**

**77 West Street
Bristol
BS3 3NU**

**3,965 sq ft
(368.4 sq m) net approx**

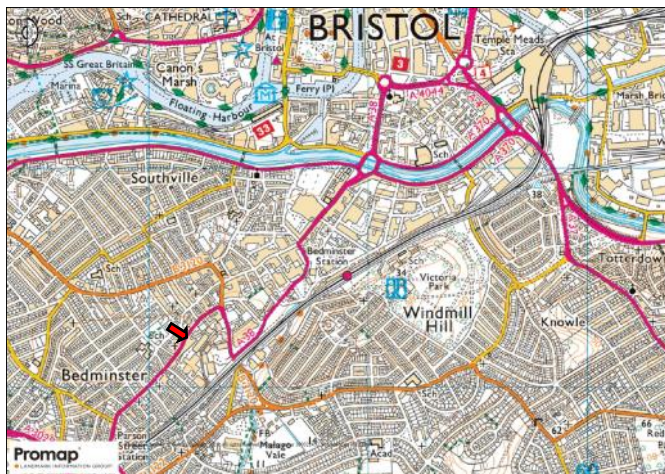


77 West Street, Bristol BS3 3NU

Location

This high quality new office building occupies a prominent position on the A38 West Street in Bedminster providing easy access to Bristol City Centre and the M32 Motorway. Bristol Temple meads is approximately 2 miles away.

West street provides a wide range of shopping and leisure amenities for staff which are within close proximity to the building.



Description

The building benefits from the following:

- Ceiling mounted comfort cooling/heating
- Double glazes openable windows
- Disabled access throughout
- Fully accessible raised floor

Accommodation

The available accommodation is arranged over ground floor :

Area	Sq ft	Sq m
Ground Floor	3,968	368.4
TOTAL	3,968	368.4

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for D1 however our client is currently looking at extending this to include B1 (offices) All interested parties should make their own enquiries to the Planning Department of Bristol Council. Tel: 0117 922 3000 or www.bristol.gov.uk.

Terms

The property is available for sale as a whole by way of the disposal of the long leasehold interest. Alternatively consideration may be given to granting a new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Price

Upon application.

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

The property is currently listed as

Description: Surgery and premises
Rateable value: £30,500

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (71). The full certificate and recommendations can be provided on request.

alder king

PROPERTY CONSULTANTS

77 West Street, Bristol BS3 3NU

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol BS8 3BA

www.alderking.com

Tom Dugay

0117 317 1094

tdugay@alderking.com

Rebecca Harries

0117 317 1086

rharries@alderking.com

Ref: JR/0164/88206

Date: Aug 2018 v2

alder king

PROPERTY CONSULTANTS