



Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633  
Email: [commercial@burstoncook.co.uk](mailto:commercial@burstoncook.co.uk)  
Website: [www.burstoncook.co.uk](http://www.burstoncook.co.uk)

## **COMMERCIAL UNITS TO LET**

### **GROUND FLOOR, DEAN STREET WORKS, BRISTOL, BS2 8SF**



- **UNITS OF APPROXIMATELY 561 – 1,264 SQ FT (52.1 – 117.4 SQ M)**
- **TO BE REFURBISHED THROUGHOUT**
- **USE CLASS E – THEREFORE SUITING VARIOUS COMMERCIAL USES**
- **NEW FLEXIBLE LEASE(S) AVAILABLE**
- **CENTRAL LOCATION - A SHORT DISTANCE WALK FROM CABOT CIRCUS**

**SUBJECT TO CONTRACT**

## LOCATION

The property forms part of the Dean Street Works development, which is situated to the north of Bristol city centre on the junction of Dean Street and Wilder Street, close to Portland Square. Dean Street is a short walk to the north of Cabot Circus – the main shopping and leisure complex in the city.

## DESCRIPTION

The commercial units are located on the ground floor and form part of a 225 bed student development scheme. The units are self contained with their own front door and are currently in a 'shell' condition but will be refurbished throughout to include new flooring, decorations, new lighting, together with the installation of WC facilities.

The commercial unit currently provides one large open plan space, however, could be divided to provide two self contained units.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the units have the following GIA floor areas:-

Unit B	703 sq ft	(65.3 sq m)
Unit C	561 sq ft	(52.1 sq m)

N.B. The units can be combined to provide one unit of 1,264 sq ft (117.4 sq m).

## TERMS

The commercial unit(s) are available to rent by way of a new effectively full repairing and insuring lease(s) for a term of years to be agreed. A service charge will also be payable towards external repairs and maintenance of the fabric of the building and any shared or communal items.

## RENT

On application.

## BUSINESS RATES

To be assessed.

## USE

Use Class E – therefore suiting various commercial uses to include office and medical use.

## ENERGY PERFORMANCE CERTIFICATE

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0290-0332-5809-6496-3006>

## VAT

The premises is elected for VAT and therefore VAT will be payable on all costs.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view, contact the sole agents: -

### **Burston Cook**

FAO: Finola Ingham MRICS / Holly Boulton BSc Hons

Tel: 0117 934 9977

Email: [finola@burstoncook.co.uk](mailto:finola@burstoncook.co.uk) / [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**May 2021**

### Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.