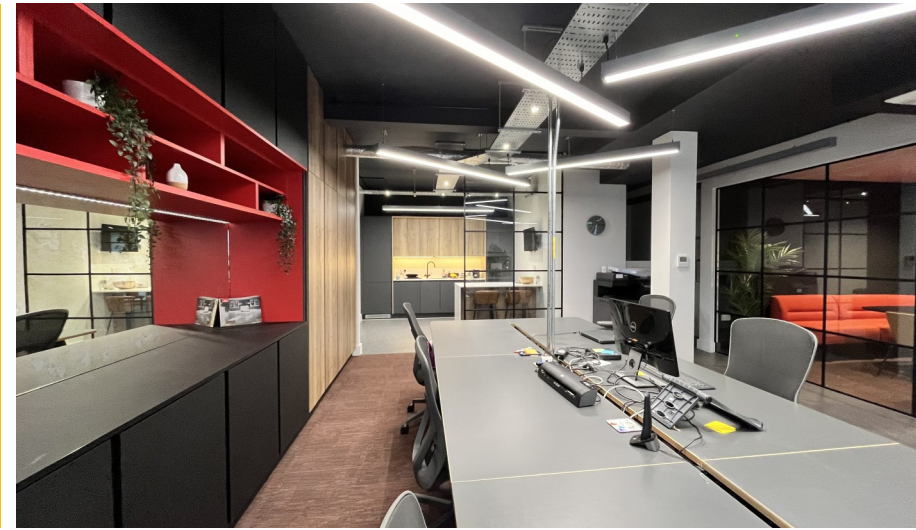


# SELF CONTAINED OFFICE AVAILABLE TO PURCHASE

Ground Floor, 20 Hotwell Road, Clifton, Bristol, BS8 4UD



- A self contained office providing open plan space finished to a very high specification
- Dedicated meeting room, fitted kitchenette, 2 x WC's and shower
- 2 demised car parking spaces
- Approximately 929.7 sq ft (86.3 sq m)
- Long lease available to purchase



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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977



## LOCATION

The property occupies a prominent location on the Hotwell Road (A4), which is situated in close proximity to both Clifton Village and the city centre. Hotwell Road is a popular location for businesses to capitalise on the easy commute into this side of the city and the picturesque surroundings of the old docklands.

There are many amenities close by including a mix of retailers, restaurants and bars and the popular Park Street is approximately 10 minutes walk.

## DESCRIPTION

The property occupies a prominent ground floor location and offers a self contained, open plan office which has been refurbished to a very high standard to include the following:-

- Dedicated reception
- Open plan
- LED lighting
- Separate male and female WC's
- Fitted kitchen with dishwasher and fridge
- Air conditioning
- Shower
- Fitted cupboards and shelving
- Secure car parking
- High quality meeting room with glazed crittall partition

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the premises has an approximate net internal area of 929.7 sq ft (86.3 sq m)

## CAR PARKING

There are two secure car parking spaces.

In addition to this, parking is available on the road via parking permits (restricted from 7am–10 am due to the bus lane).

## TERMS

The premises are available to purchase by way of a long 999 year lease from 5th April 2006 subject to a yearly ground rent—further information available upon request.

The permitted use under the long lease is as offices.

A service charge is also payable.

## USE

Office use.

## PRICE

£310,000 plus VAT.

## VAT

The property is elected for VAT and therefore VAT is payable on all prices.

## PLANNING

Office use.

## BUSINESS RATES

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

Rateable Value: £14,250  
Rates Payable (2024/2025): £7,110.75

## EPC

Pending.

## LEGAL FEES

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





### TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required. Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

#### Burston Cook

**FAO:** Finola Ingham MRICS / Vicki Grimshaw BSc (Hons)

**Tel:** 0117 934 9977

**Email:** [Finola@burstoncook.co.uk](mailto:Finola@burstoncook.co.uk) / [Vicki@burstoncook.co.uk](mailto:Vicki@burstoncook.co.uk)

### SUBJECT TO CONTRACT

February 2024

**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.

