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## **PRIME CLIFTON OFFICE FOR SALE**

### **GROUND FLOOR, 25 – 26 BERKELEY SQUARE, CLIFTON, BRISTOL, BS8 1HP**

***‘An opportunity to purchase a high quality, self -  
contained office located on this prestigious and  
historic square’***



- **A GROUND FLOOR, SELF CONTAINED OFFICE OVERLOOKING BERKELEY SQUARE**
- **COMPRISING APPROXIMATELY 326 SQ FT (30.02 SQ M)**
- **ONLY £115,000 PLUS VAT**
- **LONG 999 YEAR LEASE**
- **GREAT OPPORTUNITY TO BE PART OF THIS GRAND AND PRESTIGIOUS PERIOD BUILDING**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## LOCATION

Berkeley Square is a stunning example of Clifton's Georgian architecture, offering office occupiers a superb working environment being within walking distance of both Bristol City Centre and Bristol's finest residential area of Clifton. Within just one minutes walk is Park Street, which is home to a wide variety of high quality restaurants, bars and retail shopping outlets and therefore, Berkeley Square is the most popular location for offices amongst employers and employees alike.

## DESCRIPTION

Whilst period buildings traditionally have some limitations in terms of their period style and layout, 25 – 26 Berkeley Square is most unusual in that it mixes period features with a contemporary edge and offers an occupier the ability to own their own open plan office.

The available office is located on the ground floor overlooking Berkeley Square and is self contained with independent lighting and power and other finishes to include gas central heating, fitted carpets, new decorations and a feature fire place. There are communal WC facilities and bike storage.

## ACCOMMODATION

In accordance with the the International Property Measurement Standards (IPMS 3), the property has an approximate usable floor area of 326 Sq Ft (30.02 Sq M).

## TENURE

The office is offered for sale by way of a long 999 year lease from 1<sup>st</sup> January 2017.

A ground rent and a service charge will also be payable.

## PRICE

Only £115,000.

## 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:	£5,200
Rates Payable (2018 / 2019):	£2,496

*From 1<sup>st</sup> 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.*

## ENERGY PERFORMANCE CERTIFICATE

As the building is Listed, an EPC is not required.

## VAT

We understand the building is elected for VAT and therefore VAT will be payable on all prices.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in respect of this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Finola Ingham MRICS

Tel: 0117 934 9977

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

**SUBJECT TO CONTRACT**

**APRIL 2018**

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.