



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL/OFFICE PREMISES TO LET – NEW LEASE

****A2 FINACIAL & PROFESSIONAL USE****

37 COLSTON AVENUE, BRISTOL, BS1 4TT

Location

The property occupies a prominent location fronting Colston Avenue. The immediate area is predominantly occupied by either residential/student residential or offices uses. The premises are within a few minutes' walk of Colston Hall, Broadmead, Baldwin Street and College Green. The property is situated adjacent to Vita Students and Centre Gate serviced offices as can be seen from the attached location extract.

Description

The available ground floor area is self contained, currently occupied by Remploy who are due to vacate in September 2018. The accommodation forms part of a larger purpose built former modern office building occupying a terrace position constructed in the 1970's having been converted to student accommodation to the upper levels in circa 2013.

Accommodation

Internal Width (front)	18.21 m	59' 9"
Internal Width (rear)	9.24 m	30' 4"
Maximum Built Depth	18.77 m	61' 7"
Gross Ground Floor	226.96 sq. m	2,443 sq.ft

Tenure

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to rent review provision.

Commencing Rental

£42,500 per annum exclusive of Business Rates, Service Charge and Building Insurance. VAT won't be payable.

Configuration

The ground floor has been extensively partitioned with demountable stud partitioning which can be easily removed. There are a number of areas providing DDA compliant staff/wc accommodation which could be reduced in size to increase the useable floor space. The ground floor is open plan with some columns and therefore offers flexible space that can be provided either open plan or partitioned to suit occupier requirements.

Planning

The property benefits from an A1 (Retail), B1 (Offices) & A2 (Financial and Professional Services) planning consents.

Business Rates

The current occupier has full exemption from paying Business Rates and therefore the property has been deleted from the Valuation Office Register. Once vacant possession has occurred in September 2018 the property will be re-assessed for rating purposes. Interested parties are therefore advised to make their own enquiries.

EPC Rating

E:122 – full EPC available upon request.

Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing – Strictly by appointment via the joint retained agents:

Barry Muggridge – Rowley Hughes Thompson LLP

DD: 0117 970 7534

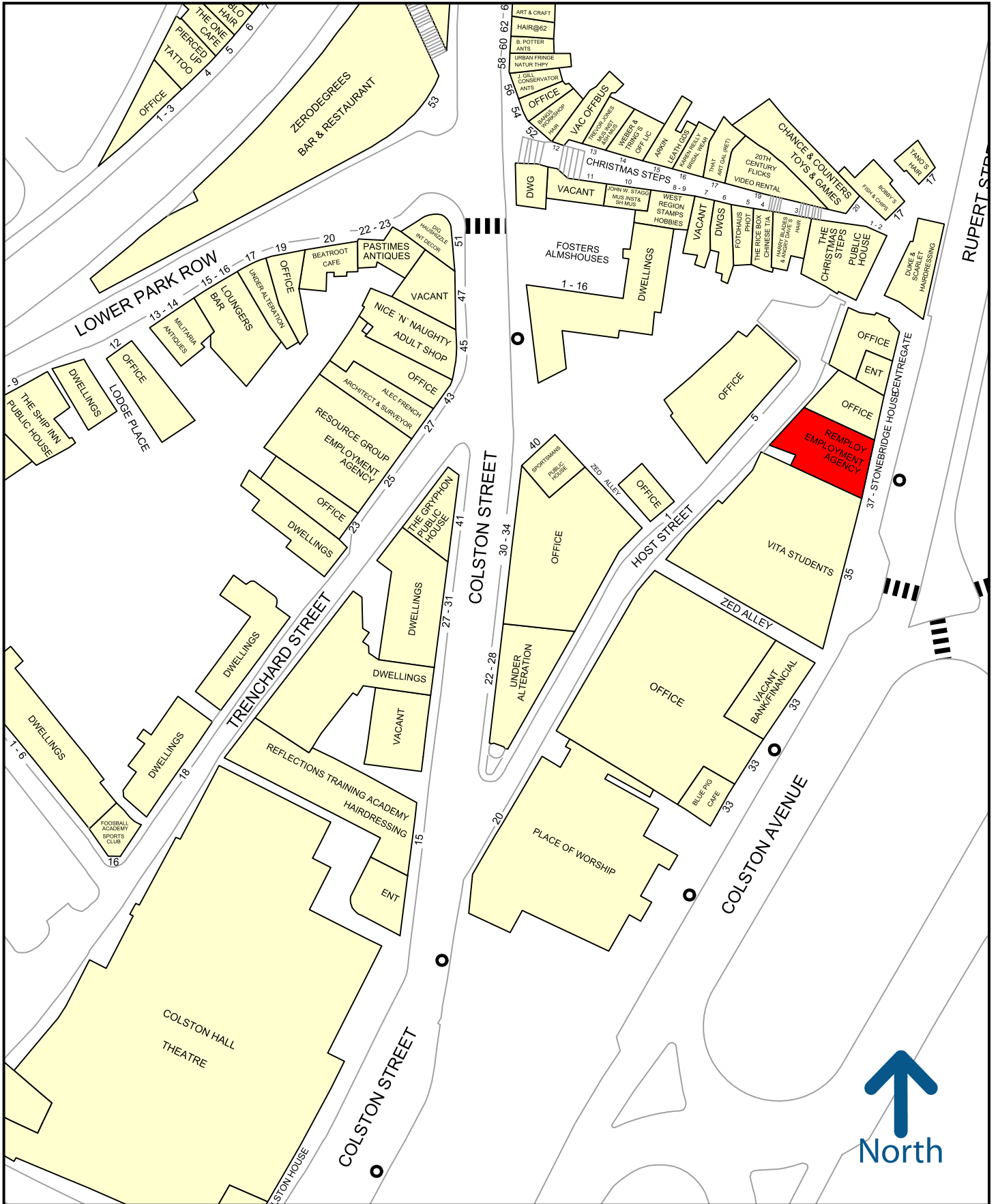
E: barrym@rhtretail.co.uk

Or

Finola Ingham – Burston Cook

TEL: 0117 934 9977

Date prepared: January 2019. Subject to Contract.



50 metres

Experian Goad Plan Created: 13/02/2018
Created By: RHT

