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## ***CAFÉ TO LET***

### **DEAN STREET WORKS, 13-19 DEAN STREET, BRISTOL, BS2 8SF**



- **EXCELLENT OPPORTUNITY TO SECURE A NEW COMMERCIAL UNIT**
- **FANTASTIC LOCATION JUST OFF STOKES CROFT**
- **RENT ONLY £12,000 PER ANNUM, EXCLUSIVE**
- **CIRCA 659 SQ FT (61.22 SQ M)**
- **NO BUSINESS RATES PAYABLE (SUBJECT TO ELIGIBILITY)**
- **STUDENT ACCOMODATION DIRECTLY ABOVE**

**SUBJECT TO CONTRACT**

## **LOCATION**

The property is prominently situated fronting onto Dean Street, in Bristol city centre, close to many large student housing developments including directly above the unit itself, and also serving both the densely populated community and the vibrant night life, all within the immediate vicinity.

## **DESCRIPTION**

The subject property comprises a ground floor corner unit suitable for a café or retail use, which will be offered in a shell and core specification, ready for a tenant fit out. There will be a disabled W.C. installed.

## **ACCOMMODATION**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the approximate gross internal floor area is as follows: -

Ground Floor	659 sq ft	(61.22 sq m)
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## **LEASE**

The property is offered to let by way of a new effectively full repairing and insuring lease for a term to be agreed and by way of a service charge.

## **RENTAL**

Quoting £12,000 per annum, exclusive.

## **BUSINESS RATES**

We understand that the unit is yet to be assessed by the Council for Business Rates, but we would expect the Rates to be under the Small Business Rates threshold. However, we cannot guarantee this, and applicants should take their own advice in this respect. ([www.voa.gov.uk](http://www.voa.gov.uk))

## **USE**

Class E.

## **ENERGY PERFORMANCE CERTIFICATE**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0970-0038-8599-0829-4096>

## **VAT**

We understand that the property is elected for VAT therefore VAT will be payable on all prices.

## **LEGAL COSTS**

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

## **VIEWING AND FURTHER INFORMATION**

Strictly by appointment with the sole agents: -  
Burston Cook

FAO: Holly Boulton BSc (Hons) and Charlie Kershaw MRICS

Tel: 0117 934 9977

Email: [holly@burstoncook.co.uk](mailto:holly@burstoncook.co.uk) and [charlie@burstoncook.co.uk](mailto:charlie@burstoncook.co.uk)

**SUBJECT TO CONTRACT**

**JUNE 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.