

FOR SALE

BACKFIELDS LANE

Unit 25, Backfields Lane, Bristol BS2 8QW

Attractive self-contained, ground floor studio / office unit
663 sq ft net approx.



Location

Located on Backfields Lane, just off of the historic Brunswick Square and Stokes Croft. It is within a short walk of a number of facilities within the City Centre and Cabot Circus shopping complex and provides direct access to the M32 and motorway networks to the North of Bristol City Centre.

The property is also located just off the inner ring road that provides excellent access to all parts of Bristol City Centre including Temple Meads Railway Station which is approximately 1 mile away.



M32



1 mile east

Temple Meads



2 miles southeast

Cabot Circus



1 mile

Accommodation

Description

This studio office unit is located at ground floor level and is open plan in nature. The studio has been finished to a high standard and benefits from a secure timber shutters, electric panel heaters, timber floor, and WC and kitchen facilities.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 25	663	61.6
TOTAL	663	61.6

**Sat Nav –
BS2 8QW**



**Open plan
layout**



Electric Heating



WC facilities



**Strip
lighting**



Kitchenette



Timber floor





Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Bristol City Council.

www.Bristol.gov.uk

Business Rates

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Tenure

The property is available by way of the disposal of the long leasehold interest.

Purchase Price

£215,000 exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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AK Ref: TWD/99641

Date: April 2024

Subject to Contract

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Important Notice

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1. Money Laundering Regulations 2017

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

