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FOR SALE

9 CHRISTMAS STEPS, BRISTOL, BS1 5BS



- **FANTASTIC UNIT AVAILABLE ON THE HISTORIC CHRISTMAS STEPS**
- **LONG LEASEHOLD WITH VACANT POSSESSION**
- **QUOTING PRICE £160,000**
- **SITUATED OVER GROUND FLOOR AND FIRST FLOORS**

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

The property is situated fronting onto the popular and historic Christmas Steps within Bristol city centre. The Christmas Steps is one of Bristol's recognised tourist attractions, dating from the 1600's and is famous for being the location where Colonel Henry Langford was shot through the heart when taking the city from the Roundheads in 1643.

The property is situated in close proximity to a number of businesses, residential occupiers and key city landmarks such as Bristol Royal Infirmary, The Bristol Beacon and the Hippodrome Theatre. There are a number of successful local business trading on the Christmas Steps such as a specialist cider shop, a music shop and a barber. In addition to this, there are a number of popular food and drink outlets trading on the street.

DESCRIPTION

The subject property comprises a ground and first floor commercial unit fronting onto Christmas Steps in Bristol city centre. The ground floor unit consists of a front sales area, with a middle office room, rear ancillary accommodation and two external single WCs with a small, enclosed yard. The first floor provides office accommodation over three separate rooms and includes a small kitchenette facility. We understand that the property is Grade II listed.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area:

Ground Floor	522 sq. ft	(48.51 sq. m)
First Floor	472 sq. ft	(43.85 sq. m)
Total:	994 sq. ft	(92.36 sq. m)

TENURE

Long Leasehold with vacant possession.

PRICE

£160,000.

USE

We understand the property benefits from a Commercial Business – Class E Use.

ENERGY PERFORMANCE CERTIFICATE

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

Description:	Shop and premises
Rateable Value:	Currently £6,100 - £6,300 from April 2023

We would recommend that interested parties make their own enquiries direct with the Council.

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

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

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

JANUARY 2023

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