

SELF-CONTAINED OFFICE SUITE FOR SALE

3 Rear Mews, 24-26 Station Road, Shirehampton, Bristol, BS11 9TX



- Available for sale by way of the long leasehold
- Only £135,000 plus VAT
- Located within approximately 1 mile of Junction 18 of the M4 and within 3 miles of Bristol city centre.
- Approximately 578 sq ft (53.70 sq m)
- Suitable for a wide range of commercial uses (STP)



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

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COOK**
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LOCATION

The property is located on Rear Mews, which is accessed from Station Road in Shirehampton and is situated within close proximity to The Parade and the High Street. Shirehampton is a popular and densely populated suburb of Bristol, located within 3 miles of the city centre and benefitting excellent road and rail links; being only 1 mile from Junction 18 of the M4 and having its own train station with regular trains to Temple Meads Station in the City Centre.

DESCRIPTION

The property comprises a first-floor office suite within a converted Coach House building and provides ground floor entrance lobby and open plan office accommodation to the first floor. The specification includes period windows to the rear elevation, carpeting, gas central heating, kitchenette and WC.

Externally, there is a parking area to the front elevation which is shared between the occupiers.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 578 sq ft (53.70 sq m).

TENURE

The property is available for sale by way of the long leasehold being 999 years from 2007.

PRICE

£135,000 plus VAT

PLANNING

Use Class E – therefore suitable for a wide range of uses.

BUSINESS RATES

The property requires a new, separate assessment. Further information can be provided upon request.

VAT

We have been advised that the property is elected for VAT.

EPC

An EPC has been commissioned and can be made available for inspection.

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LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Vicki Grimshaw BSc (Hons)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated April 2023

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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

