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FOR SALE

134 MAIN ROAD, CLEEVE, BRISTOL, BS49 4PW.



- **FANTASTIC COMMERCIAL PREMISES AVAILABLE FOR SALE**
- **FREEHOLD, WITH VACANT POSSESSION AND A LARGE CAR PARK**
- **PRICE ON APPLICATION**
- **SITUATED OVER GROUND FLOOR AND FIRST FLOORS WITH REAR GARDEN**
- **CAR PARK MAY HAVE DEVELOPMENT POTENTIAL SUBJECT TO PLANNING AND NECESSARY CONSENTS**

SUBJECT TO CONTRACT

LOCATION

The property is situated fronting onto the A370 in Cleve, which is a main route South West of Bristol city centre, with a journey time of around 17 minutes (8 miles) to the centre. The property is steeped in history and used to be a Post Office, with a working post box still in situ at the property. Now occupied by a beauty business, the property has been lovingly restored and refurbished over the years and provides two floors of stunning commercial space.

DESCRIPTION

The subject property comprises a two storey, mid-terraced building. The ground floor consists of a front garden, a front entrance with a reception and waiting area, a kitchen to the rear, a large hallway with WC and two large treatment rooms. There is a spacious central hallway with french doors which lead to a landscaped enclosed garden which can also be accessed from the car park. The first floor provides further treatment space over two separate rooms, an office, and a shower room with WC.

To the side of the property there is a large car park which can accommodate up to 9 vehicles.

We strongly recommend a viewing to fully appreciate all that is on offer with this spacious property. Formerly, the Village post office and postmaster's cottage, in more recent years it has been renovated to the highest standards with all building, fire and health & safety regulations and requirements in place and has been home to an award-winning Wellbeing retreat centre.

With an impressively large adjacent piece of land, currently used as a car park but could be ideal for development subject to planning. It also offers a beautiful tiered bespoke garden including the land to the back of the adjoining small cottage giving secured access from the far end of the carpark right through to the far end of the property.

Key Features:

- This property has a CCTV security system in place run from an app on a smart phone.
- Full Alarm system securing all areas of the property
- Low level energy saving lighting
- Full fire regulations
- Beautiful décor through out
- A working post box within the forecourt
- Band D energy
- Close to all amenities – Local shops, airport, railway station, main bus routes and motorway access.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Gross Internal Areas:

Ground Floor	837 sq. ft	(77.75 sq. m)
First Floor	594 sq. ft	(55.19 sq. m)
Total:	1,431 sq. ft	(132.94 sq. m)

We understand that the car park is approximately 0.09 acres.

TENURE

Freehold with Vacant Possession enabled upon completion.

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.

PRICE

Price upon Application.

USE

We understand the property benefits from a Commercial Business – Sui Generis use.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

BUSINESS RATES

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

Description: Offices and Premises
Rateable Value: £4,950

As the property benefits from a Rateable Value of less than £12,000, interested parties may benefit from 100% Small Business Rates Relief subject to the specific conditions of the relief scheme.

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.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook:-

FAO: Holly Boulton and Charlie Kershaw

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk and charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

November 2022



H.M. LAND REGISTRY		TITLE NUMBER	
		AV 230853	
ORDNANCE SURVEY PLAN REFERENCE	ST 4666	Scale 1/1250 Enlarged from 1/2500	
COUNTY AVON	DISTRICT WOODSPRING	© Crown copyright	



ADMINISTRATIVE AREA
NORTH SOMERSET

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

