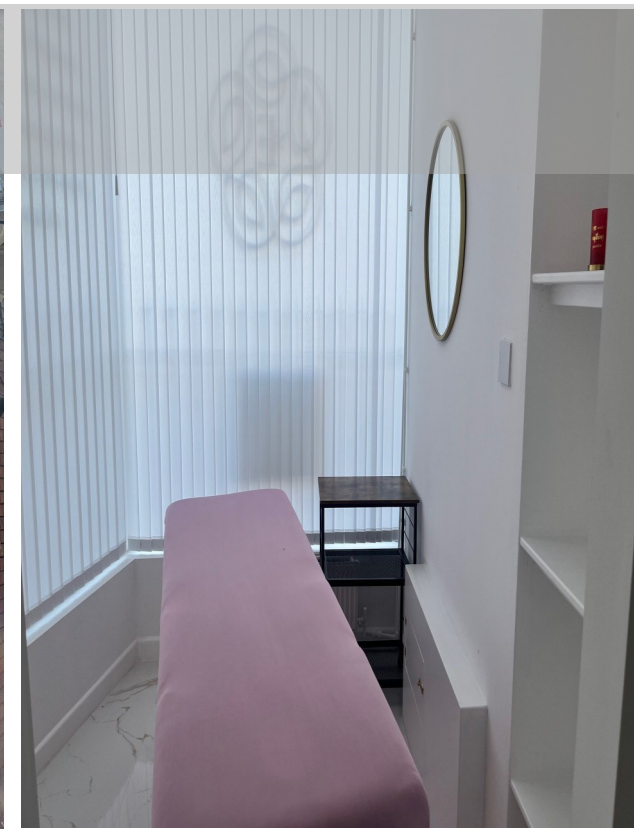


INVESTMENT FOR SALE IN SHIREHAMPTON

30 Station Road, Shirehampton, Bristol, BS11 9TX.



- An opportunity to purchase an investment property in Bristol
- Ground floor unit of approx. 340 sq. ft (31.58 sq. m)
- Long Leasehold interest of the ground floor
- Quoting £115,000
- Class E use
- Income of £10,200 per annum, exclusive until May 2026



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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is located on Station Road in Shirehampton, 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 self-contained ground floor unit, within a three-storey mixed-use building with separately owned residential accommodation above. The unit is currently used as an aesthetics / beauty clinic and consists of a glazed shop front, a sales area fitted with vinyl flooring, suspended ceilings with LED lighting, gas central heating, fixtures and fittings relating to the business and a single WC facility.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of 340 sq. ft (31.58 sq. m).

TENURE

Long Leasehold.

PRICE

Quoting £115,000.

TENANCY

The current lease runs until May 2026 on effectively full repairing and insuring terms at a passing rent of £10,500 per annum, exclusive.

PLANNING

Use Class E .

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £4,200 from 1st April 2023.

VAT

We have been advised that the property is not elected for VAT.

EPC

The property has an energy performance rating of C (58).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective purchasers and you will be asked to provide the necessary identification documents when required.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated February 2024

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

