

GROUND FLOOR OFFICE SUITE FOR SALE

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



- Available for sale by way of the long leasehold
- Quoting £150,000
- Located within approximately 1 mile of Junction 18 of the M4 and within 3 miles of Bristol city centre.
- Approximately 587sq ft (54.53 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 ground floor office suite within a converted Coach House building and provides open plan office accommodation with kitchenette and WC. The specification includes glazed frontage with roller shutter, carpeting, gas central heating, Category II lighting, and rear access.

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 587 sq ft (54.53 sq m).

TENURE

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

PRICE

£150,000 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.

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)

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SUBJECT TO CONTRACT

Updated April 2023

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