

# SELF CONTAINED OFFICE SUITES FOR SALE

3 & 4 Rear Mews, 24-26 Station Road, Shirehampton, Bristol, BS11 9TX



- Available for sale by way of the long leasehold
- Quoting £135,000—£285,000
- Located within approximately 1 mile of Junction 18 of the M4 and within 3 miles of Bristol city centre.
- Approximately 578—1,165 sq ft (53.70—108.23 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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## 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

Units 3 & 4 Rear Mews comprise two self-contained office units within a converted Coach House building. Unit 3 is on the first floor, and Unit 4 is on the ground floor.

The offices provide open plan accommodation with kitchenette and WC. The specification includes carpeting, gas central heating, Category II lighting, and rear access. The ground floor suite has a glazed frontage with roller shutter security door.

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

The properties are current under separate ownership and can therefore be purchased separately, or alternatively they offer excellent potential for a larger commercial opportunity if bought together.

## 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 properties are available for sale by way of the long leasehold being 999 years from 2007.

N.B The properties are currently under separate ownership.

## PRICE

Unit 3: £135,000 plus VAT

Unit 4: £150,000 plus VAT

## PLANNING

Use Class E – therefore suitable for a wide range of commercial uses. It should be noted that the properties are not suitable for residential conversion.

## BUSINESS RATES

According to the Valuation Office Agency (VOA) website, Unit 3 has a rateable value of £4,400, and therefore a future occupier may be entitled to full rates exemption subject to eligibility. Unit 4 requires a new, separate assessment.

## 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)

Tel: 0117 934 9977

Email: Vicki@burstoncook.co.uk

## SUBJECT TO CONTRACT

June 2023

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