

GROUND FLOOR COMMERCIAL UNIT - FOR SALE / MAY LET

The Courthouse, 110 High Street, Nailsea, North Somerset, BS48 1AH



- An attractive, ground floor commercial unit with Class E use
- The property benefits from a High Street location in Nailsea
- Quoting £195,000 for the Long Leasehold Interest
- Approximately 1,108 sq. ft (102.94 sq. m)
- May be 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**
0117 934 9977

LOCATION

The property is positioned in the middle of the High Street in Nailsea, a small town approximately 8 miles south west of Bristol. Other occupiers situated on this section of the High Street include a beauty salon, a solicitors and a Chinese Takeaway. A Waitrose and Tesco superstore are located either ends of the High Street.

DESCRIPTION

The property comprises a ground floor commercial unit, currently open plan in its configuration, with a rear kitchenette and W/C facility. A rear entrance provides access to a stairwell which leads to an underground car park.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Ground Floor	1,108	102.94

TENURE

The Long Leasehold interest is available to purchase, by way of a new 125 year lease at a ground rent of £250 per annum. The current annual service charge is budgeted at £980 per annum, full details available upon request.

Alternatively, a new lease may be considered on effectively full repairing and insuring terms by way of a service charge, for a term of years to be agreed.

PRICE

Quoting £195,000, exclusive .

RENT

£17,500 per annum, exclusive.

PLANNING

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

BUSINESS RATES

We understand the Rateable Value to be £15,750.

VAT

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

EPC

A copy of the EPC is available upon request.

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook

FAO: Charlotte Bjoeroy
Tel: 0117 934 9977
Email: charlotte@burstoncook.co.uk

Thompson Commercial

FAO: Ian Thompson
Tel: 01934 830 567
Email: ian@thompsoncommercial.co.uk

SUBJECT TO CONTRACT

October 2023

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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 contact 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

