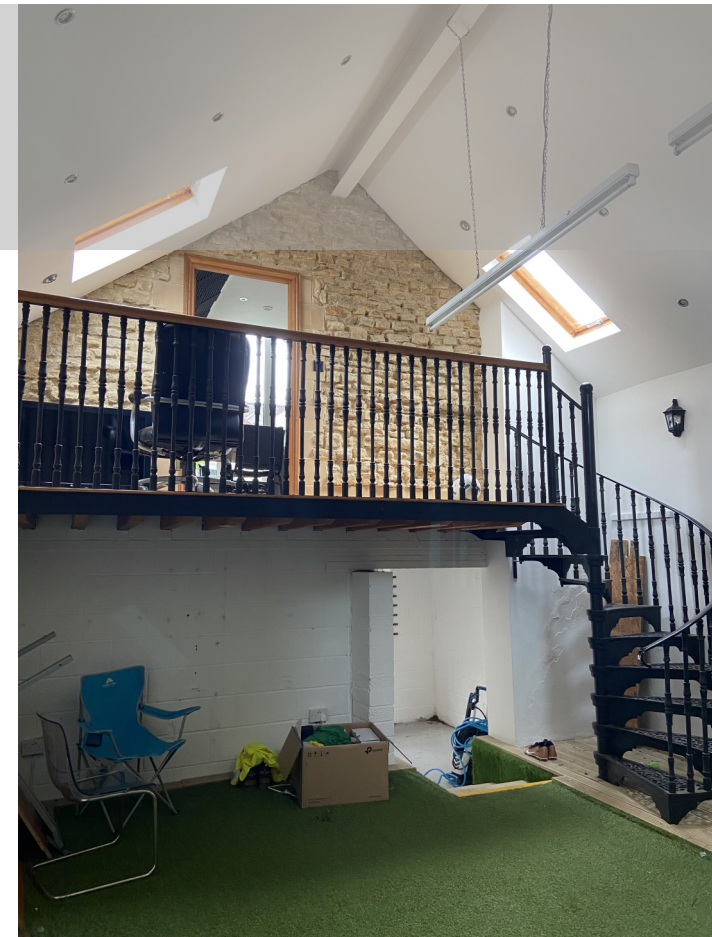


RETAIL / OFFICE INVESTMENT FOR SALE

36 Westbury Lane, Coombe Dingle, Bristol BS9 2PP



- An excellent opportunity to secure a whole building on Westbury Lane in Coombe Dingle
- Producing income of £18,000 pax
- Price upon application
- Ground and first floors PLUS an additional building to the rear
- Total approx. Net Internal Area 1,738 sq ft (161.5 sq m)

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 fronting onto Westbury Lane in Coombe Dingle, which is a popular residential area north west of Bristol city centre. The unit benefits from being located on a busy rank of retail units and benefits from good customer parking provision on the road immediately to the front of the unit. Occupiers along the rank include a Premier convenience store and a range of successful local trading businesses.

DESCRIPTION

The subject property comprises the whole building arranged over ground and first floors fronting onto Westbury Lane in Bristol. The ground floor comprises a large office / retailing area with kitchen facilities to the rear. The first floor is accessed via a staircase internally which leads up to three rooms plus a bathroom at first floor level.

To the rear of the property is an attractive garden and an additional ancillary building which was refurbished in approximately 2007 and comprises ground floor commercial space with the addition of a mezzanine floor providing a meeting room. The ancillary building benefits from access to the rear via a roller shutter door. Overall, the property presents to a good standard.

ACCOMMODATION

Burston Cook have relied upon Net Internal Areas provided by the Valuation Office Agency and we confirm the property has the following approximate areas:-

Ground floor	690 sq ft (64.1 sq m)
First floor	445 sq ft (41.3 sq m)
Ancillary	604 sq ft (56.1 sq m)
Total	1,739 sq ft (161.55 sq m)

TENURE

Freehold.

TENANCY

The property is let by way of a full repairing and insuring lease at a rent of £18,000 pax.

PRICE

Available upon application.

PLANNING

We understand the property benefits from Use Class E and is therefore suitable for a wide variety of commercial uses.

BUSINESS RATES

We can confirm the property has the following business rates assessment:

Rateable Value: £9,500

We therefore note that an interested party would benefit from 100% business rates relief under the Small Business Rates Relief scheme. We would recommend that interested parties make their own enquiries in this regards.

EPC

Rating—E (108)

VAT

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

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 sole agent:

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

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

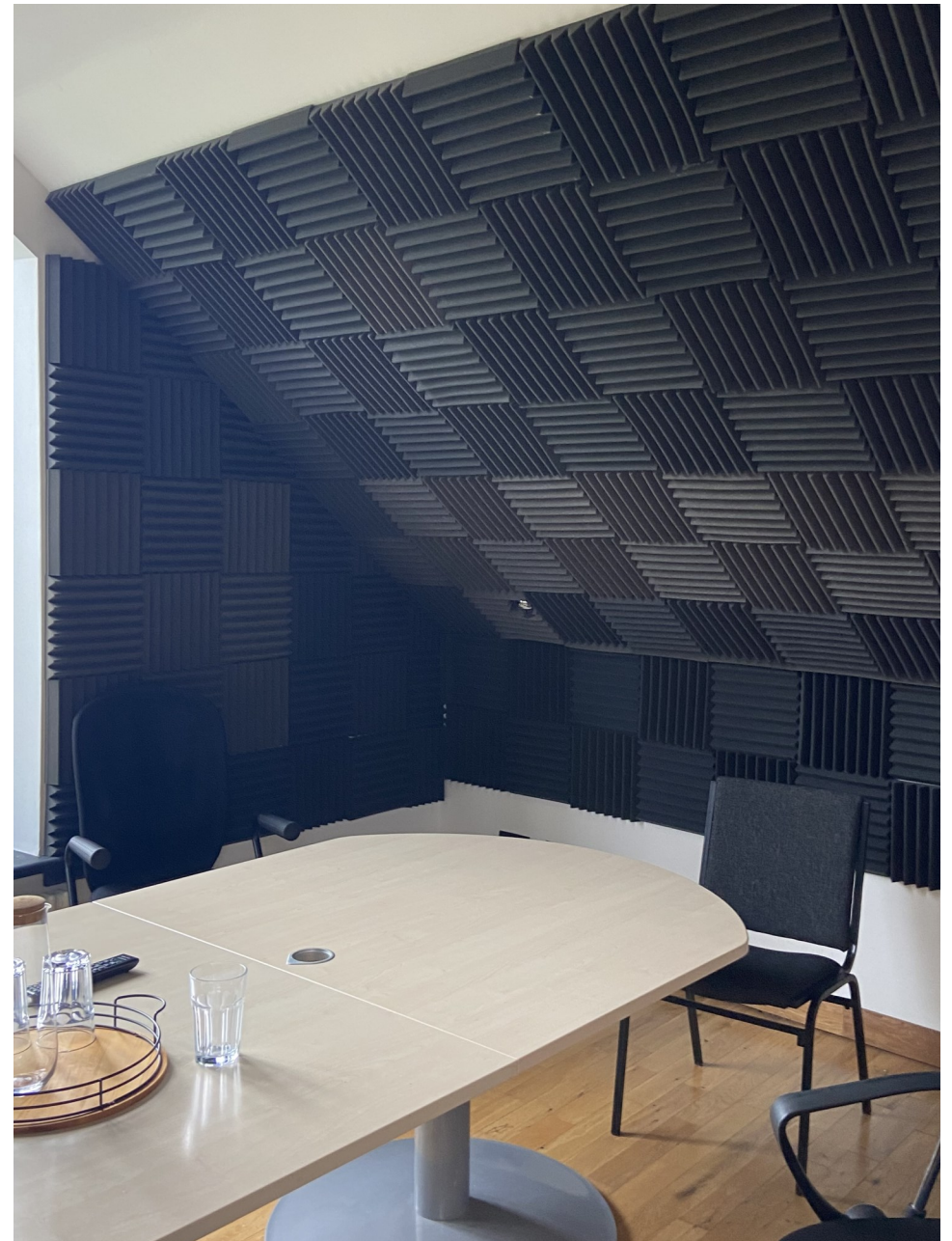




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