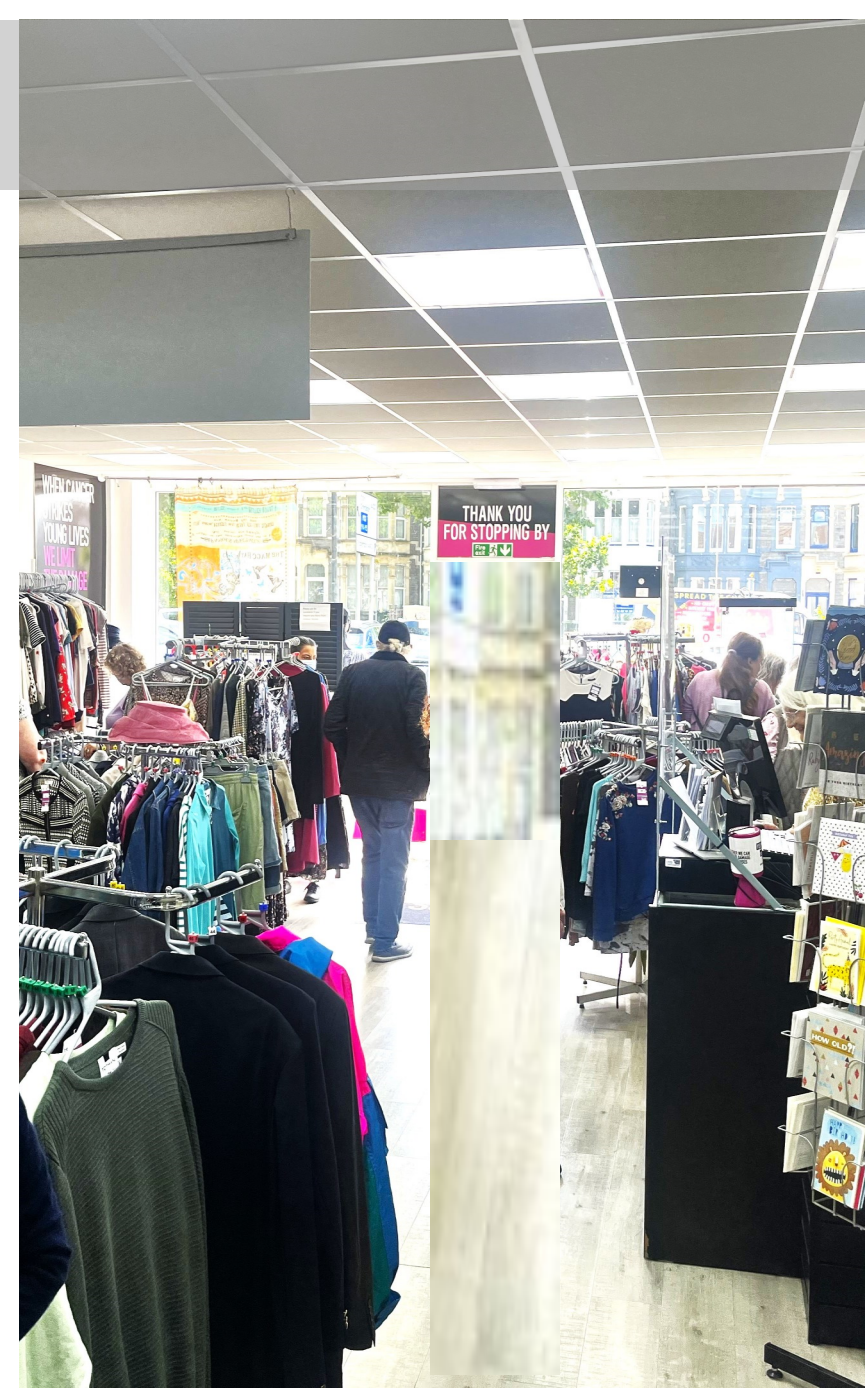


# RETAIL UNIT FOR SALE

4 STRAITS PARADE, FISHPONDS, BRISTOL, BS16 2LA



- Excellent location on retail parade off Fishponds Road with plentiful public parking to the front
- Ground floor retail unit available with vacant possession
- Located within approximately 2 miles of Junction 2 of the M32 motorway
- Freehold interest with the first floor sold off on a long leasehold basis

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 Straits Parade, just off the A342 Fishponds Road, approximately 4 miles to the north west of Bristol city centre. It is located within a popular local retail parade, with a variety of local occupiers. On Fishponds Road itself you will find a mix of residential, retail, restaurants and offices.

## DESCRIPTION

The property comprises a mid-terraced shop arranged over ground floor with an external storage/ garage to the rear. The ground floor provides an open plan sales area with a separate kitchenette, WC and store area. Access to the first floor is at the rear of the property via a separate entrance.

## ACCOMMODATION

In accordance with the RICS Property Measurement Standards, the property has an approximate net internal floor area of 936 sq ft (87.08 sq m).

## TENURE

The freehold interest is offered for sale.

The residential flat above has been sold off on a long leasehold basis and is held on a 999 year lease. There is a service charge payable by the owner of the flat as a contribution towards the external repair of the building, common areas and building insurance.

## PRICE

The property is offered for sale with a guide price of £175,000.

## PLANNING

We believe the property now benefits from Use Class E.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £11,000 from 1st April 2023.

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

## VAT

VAT position to be confirmed.

## EPC

The property has an energy performance rating of D (84). Details are available on request.

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## LEGAL FEES

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

## BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process proof of funds will be requested.

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 agents::

### Burston Cook

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## SUBJECT TO CONTRACT

January 2024

### 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 guidance purposes and do not constitute the whole or any part of an offer or contract; (ii) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein are believed to be correct however they must not be relied upon as statements of fact or representations and any prospective tenant or purchaser must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty whatever in relation to the property.*

