

NEW BUILD COMMERCIAL UNIT—FOR SALE OR TO LET

155 West Street, Bedminster, Bristol, BS3 3PN



- A new build, commercial unit providing ground floor open plan office accommodation.
- Located within Bedminster, South Bristol.
- Located within approximately less than 3 miles of Bristol City Centre and 2 miles from Bristol Temple Meads.
- Approximate NIA 916 sq ft (85.14 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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 **BURSTON
COOK**
0117 934 9977

LOCATION

155 West Street is located in Bedminster, in the heart of the vibrant residential community of South Bristol. West Street has a mix of independent and national retail occupiers and nearby shops to include Tesco Express, takeaways, convenience stores, fast food chains, Kwik Fit and Lidl.

The property is well situated and offers good transport links to include Parson Street train station which is approximately a 5 minute walk from the property and the train journey from Parson Street to Bristol Temple Meads is just over 5 minutes.

DESCRIPTION

The property comprises an attractive new build, ground floor commercial unit with student accommodation to the upper floors. The property has been finished to shell condition ready for an occupier to undertake their own fit out to meet their needs.

ACCOMMODATION

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

Ground Floor: 916 sq ft (85.14 sq m)

TENURE

Sale of the long leasehold interest with a new term of 999 years. Alternatively, the property is available to rent by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

PRICE

£205,000 exclusive of VAT

ASKING RENT

£15,000 per annum exclusive of VAT

PLANNING

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

BUSINESS RATES

The property requires a new assessment to establish the rates payable.

VAT

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

LEGAL FEES

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

EPC

The property has an EPC rating of A, expiring 30th May 2034

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Luke Dodge MRICS

Tel: 0117 934 9977

Email: luke@burstoncook.co.uk

SUBJECT TO CONTRACT

August 2024



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