

# FULLY LET MIXED USE INVESTMENT PROPERTY—FOR SALE

82b High Street, Nailsea, BS48 1AS



- Excellent opportunity to secure a fully let mixed-use freehold investment
- Quoting Price £240,000
- Gross rent £17,500 per annum exclusive
- Prominent position on Nailsea High Street with parking

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.

[www.burstoncook.co.uk](http://www.burstoncook.co.uk)

 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is positioned on the High Street in Nailsea, a small town approximately 8 miles south west of Bristol. Neighbouring occupiers include Boots, Waitrose and Tesco to name a few.

## DESCRIPTION

An exceptional opportunity to buy a freehold opportunity comprising a ground floor high street retail/office with associated first floor accommodation. The ground floor comprises a sales area with a kitchen, store and a single W.C. The property is finished with laminate floors, painted plastered walls and ceilings and mix of strip lights, pendants and ceiling strung box lighting. The property benefits from a single glazed aluminium powder coat framed frontage. A rear exit which leads to external bin stores, and parking bays. The property is currently leased to Day Lewis Pharmacy. The upper residential parts comprise a one bed maisonette accessed from the rear by an external staircase fit with a kitchen, living room, bedroom, and bathroom. There is a right of way to the rear which joins an access lane, which is currently used as car parking.

## 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	741	68.87
First Floor	645	60.00
<b>Total</b>	<b>1,386</b>	<b>128.87</b>

## TENANCY

The premises is let for a term of 10 years from the 26th March 2023 at a passing rent of £17,500 pax. There is a tenant break at the end of year 6.

## QUOTING PRICE

Quoting £240,000

## PLANNING

Commercial Use Class E  
Residential C3 Dwellinghouse

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has a rateable value of £7,100. *Prospective tenants may therefore benefit from full business rates relief.*

## VAT

We understand the property is not elected for VAT.

## EPC

Ground Floor Commercial Premises E(114)  
First Floor Residential Premises E(39)

## 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: Charlotte BJOROY BArch Tom COYTE MRICS  
Tel: 0117 934 9977 0117 934 9977  
Email: Charlotte@burstoncook.co.uk Tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

November 2024



**Important Notices:** i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) Money Laundering Regulations 2017: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

