

PROMINENT CORNER COMMERCIAL UNIT - FOR SALE

49 Hight Street, Kingswood, Bristol, BS15 4AA



- Suit owner occupier, developer or investor
- Prominent corner position
- Retail and offices available as a whole
- Potential upper floor conversion, subject to planning
- Available for sale £250,000



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 prominently situated fronting onto High Street, Kingswood, with return frontage along Church Road.

Kingswood High Street is a vibrant and busy eastern suburb of Bristol and benefits from a good level of passing traffic and footfall.

DESCRIPTION

The property comprises a period end of terrace building that has been extended to the rear and provides a retail unit on the ground floor with office/retail use and additional offices at first floor.

The property has been designed for total flexibility, with a large side entrance/lobby area incorporating WC's and kitchen facilities, allowing first floors offices to be self contained or used as a whole with the ground floor retail unit.

The property was previously used as a funeral directors and now offers an excellent opportunity for residential conversion or for commercial uses.

ACCOMMODATION

From measurements taken on site the unit provides the approximately following areas:-

Ground Floor		
Retail unit	449 sq ft	(41.7 sq m)
Kitchen	67 sq ft	(6.25 sq m)
Sub total	516 sq ft	(47.95 sq m)

First and Second Floor		
Office accommodation	628 sq ft	(58.3 sq m)
Store	110 sq ft	(10.2 sq m)
Total	738 sq ft	(68.5 sq m)

ENERGY PERFORMANCE CERTIFICATES

D93

TENURE

The freehold of the property is being offered for sale with vacant possession.

PRICE

£250,000.

VAT

All prices quoted are exclusive of VAT if applicable.

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: Tom Coyte MRICS

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SUBJECT TO CONTRACT

January 2025

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