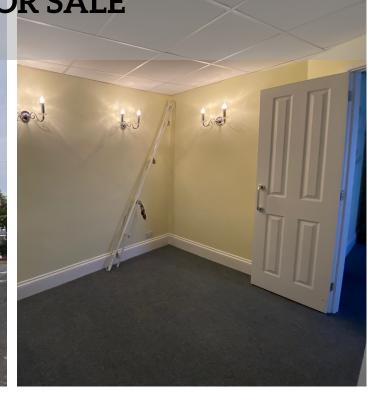
PROMINENT CORNER COMMERCIAL UNIT - FOR SALE 49 Hight Street, Kingswood, Bristol, BS15 4AA





- · 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 £235,000





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

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

£235,000.

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 **Tel:** 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

January 2025

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.



