

# USE CLASS E FREEHOLD –FOR SALE/MAY LET

52 High Street, Hanham, Bristol, BS15 3DR



- Use Class E Freehold FOR SALE with vacant possession
- Ground and first floor retail/office space with rear garden
- Quoting £185,000
- Approximately 1,082 sq ft (100.52 sq m)
- Potential development, subject to the relevant consents

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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COOK**  
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## LOCATION

The property occupies a prominent position fronting onto the High Street, serving the residential suburbs of Hanham, situated 5 miles to the east of Bristol City Centre. The site is just minutes from the A4174 Bristol Ring Road and minutes from the Bristol to Bath cycle path. Nearby occupiers include The Coop, Parsons, various independent retailers, offices and cafes and there is a public car park located off Laburnum Road.

## DESCRIPTION

An exceptional freehold split over ground floor and first floor. To the front there is sales space, with a rear kitchenette, storage room, laundry room and a single W.C with changing facilities. To the first floor are two office rooms, a bathroom and a store. There is a first-floor fire exit which leads to the garden at the rear. The property carries a mix of laminate effect vinyl and carpeted flooring, and has been painted excluding the laundry room and first floor store. The property has been fitted with a mix of strip lighting and pendant lighting. Services include water, electricity and a wet central heating system.

## 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 Sales	527	49.01
Ground Floor Ancillary	156	14.48
First Floor	399	37.03
<b>Total</b>	<b>1,082</b>	<b>100.52</b>

## TENURE

The property is available freehold with vacant possession.

## QUOTING PRICE

£185,000 for the freehold.

## VAT

We understand the property is not VAT elected.

## PLANNING

We have assumed the demise has planning for its existing use as a café within Use Class E and advise all enquiring parties make their own searches.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £6,100 for 2024/2025

*Prospective tenants may therefore benefit from full small business rates relief.*

## EPC

An EPC can be made available upon request.

## 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

Tel: 0117 934 9977

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## SUBJECT TO CONTRACT

April 2025



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