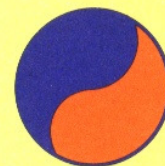


Chartered Surveyors  
& Commercial Property Consultants  
Partners

DJ Burston BSc FRICS  
JPH Cook FRICS  
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN  
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**BURSTON COOK**

**FOR SALE/TO LET**

**EAST END COURT, TICKENHAM, NORTH  
SOMERSET  
BS21 6QY**



- **REFURBISHED BARN CONVERSION**
- **2,315 SQ FT (215 SQ M)**
- **ALLOCATED CAR PARKING**
- **£425,000 (FREEHOLD) OR £13.50 PER SQ FT (LEASEHOLD)**

**SUBJECT TO CONTRACT**

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

## LOCATION

East End Court is situated on the outskirts of Tickenham, which is approximately 12 miles to the West of Bristol City Centre and 2 miles from Clevedon. East End Court is prominently located on the B3130 Tickenham Road, which leads directly to junction 20 of the M5 motorway and Clevedon.

## DESCRIPTION

Centred around a landscaped courtyard, the scheme offers a unique opportunity to acquire a high quality office building comprising former barns on East End Farm.

The development comprises 3 self contained barns, which have been developed to a high standard to meet the modern office occupier's requirements. The property is due to be refurbished to include the following:-

- Plastered painted walls
- Kitchen
- WC facilities
- Electric Heating
- Perimeter trunking
- LG3 Lighting
- Entry phone system
- Carpeting throughout
- Landscaping
- Allocated Parking

## ACCOMMODATION

Unit 3 is the last remaining building available. From our on site measurements in accordance with the RICS Code of Measuring Practice, the floor area comprises the following: -

Unit 3 - 2,315 sq ft (215 sq m)

## PRICE/RENTAL

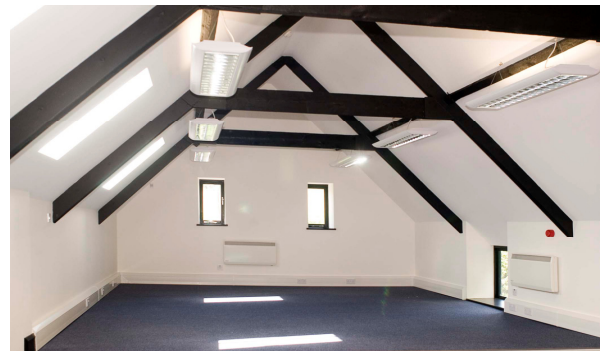
£425,000 for the freehold interest or £13.50 per sq ft on a leasehold basis.

## ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

## VAT

We are advised that VAT will be charged on the sale / rental price.



## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -

Burston Cook

FAO: Jayne Rixon or David Ball BSc Hons

Tel: 0117 934 9977

Fax: 0117 930 0633

**SUBJECT TO CONTRACT**

**MARCH 2011**

### Control of Asbestos at Work Regulations 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.