

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

FOR SALE/TO LET

**UNIT 2, ELM TREE FARM ESTATE,
SHEEPWAY LANE, SHEEPWAY, PORTISHEAD,
NORTH SOMERSET, BS20 7TF**



- **FORMER BARN (NEWLY REFURBISHED)**
- **FOR SALE/TO LET**
- **1,402 SQ FT (130.26 SQ M)**
- **SIX CAR PARKING SPACES**
- **ONLY £185,000 OR £12,000 PER ANNUM, EXCLUSIVE**

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

The property is located on Elm Tree Farm Estate, which is located in Sheepway, which can be accessed off junction 19 of the M5 motorway, situated approximately 1 mile away.

The town of Portishead is situated approximately ½ a mile away, which offers a mix of shops, banks, restaurants and supermarkets.

DESCRIPTION

The building comprises a semi-detached barn conversion which has recently been converted recently to provide good quality office accommodation to include new carpets, decorations and lighting throughout. The property also benefits from oil fired central heating, timber framed double glazing & catering II lighting.

The accommodation is situated over ground and first floor levels with kitchen and WC facilities situated on the ground floor. The accommodation offers a mix of cellular and open plan accommodation in a character building with stunning views across the neighbouring countryside.

ACCOMMODATION

From our on site measurements, in accordance with the RICS Code of Measuring Practice, the accommodation comprises a gross internal area of the following:-

Ground Floor -	701 sq ft	(65.13 sq m)
First Floor -	701 sq ft	(65.13 sq m)
Total	1,402 sq ft	(130.26 sq m)

CAR PARKING

There are six car parking spaces allocated to the front of the building.

TENURE

For sale with vacant possession, or to let by way of a new full repairing and insuring lease for a term of years to be agreed.

PRICE / RENT

£185,000, or £12,000 per annum, exclusive.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after 4th October 2008.

VAT

We are advised that VAT will be charged on the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

APRIL 2009

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.