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BURSTON COOK

FOR SALE/TO LET

***PROMINENT CORNER RETAIL UNIT
WITH FIRST FLOOR OFFICES***

**49 HIGH STREET, KINGSWOOD,
BS15 4AA**



- **PROMINENT CORNER POSITION**
- **RETAIL AND OFFICES AVAILABLE AS A WHOLE OR SEPERATELEY**
- **POTENTIAL UPPER FLOOR CONVERSION, SUBJECT TO PLANNING**
- **AVAILABLE EITHER FOR SALE OR TO LET**

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 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 terrace building that has been extended to the rear and provides a retail unit on the ground floor with A2 office/retail use and additional offices on the 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 premises.

Internally, the retail unit provides powder coated aluminum frame shop front, painted plaster walls, suspended ceilings with recessed anti glare florescent strip lighting, gas central heating and air conditioning.

The upper floor offices provide five separate rooms, which have been finished with painted walls, florescent strip lighting, gas central heating and benefit from their own separate alarm and entrance.

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)

TENURE

The freehold of the property is being offered either by way of a sale of the freehold.

Alternatively, the premises are offered as a whole or separately on a floor by floor basis on an effectively full repairing and insuring lease, for a term of years to be agreed.

PRICE/RENTAL

Freehold of whole building	£165,000
Ground floor retail unit to let	£9,000 per annum, exclusive
First and Second floor offices to let	£6,500 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 October 2008.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, if applicable.

VIEWING ARRANGEMENT

Please contact the sole agents:

Burston Cook

Tel: 0117 934 9977

FAO: Andrew Oliver MRICS or Sarah Bicknell

SUBJECT TO CONTRACT

NOVEMBER 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.