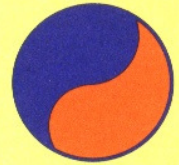


Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

FOR SALE HOPE CHAPEL, BATTLE LANE, CHEW MAGNA BRISTOL BS40 8PS



- **DETACHED FORMER CHAPEL**
- **CHARACTERFUL OFFICES IN RURAL SETTING**
- **3,168 SQ FT (294 SQ M)**
- **OPEN PLAN ACCOMMODATION**
- **5 ONSITE PARKING SPACES IN ADDITION TO ON STREET PARKING**

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

Chew Magna is an established and sought after village location situated to the South of Bristol and is within easy reach of Bristol City Centre, which is situated approximately eight miles from the City Centre and Bristol Airport only three miles away. Chew Magna offers excellent local facilities to include banks, post office, local shops, pubs and restaurants.

DESCRIPTION

The property comprises a detached former chapel built in the nineteenth century which has been very sympathetically converted to accommodate a modern office occupier.

The building is of traditional construction incorporating solid floors with stone elevations and pitched roof covered in slate. The property has been extended to the rear.

The accommodation is well presented and provides open plan modern accommodation benefitting from gas fired central heating, double glazing throughout, category II lighting and spot lights, large kitchen/staff room and WC facilities.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice the net internal floor areas are:

Ground Floor:	1,502 sq ft (140 sq m)
First Floor:	1,666 sq ft (154 sq m)
Total:	3,168 sq ft (294 sq m)

CAR PARKING

There are five onsite car parking spaces in addition to plentiful on street parking within the immediate vicinity.

TENURE

The property is available on a freehold basis.

PRICE

Price on application.

VAT

VAT will be charged on the rental/purchase price at the appropriate rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

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.

VIEWING ARRANGEMENTS

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

November 2011



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