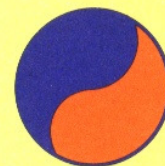


Chartered Surveyors  
& Commercial Property Consultants  
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**BURSTON COOK**

**POTENTIAL FOR TWO 3 BEDROOM FLATS  
PLUS GROUND FLOOR RESTAURANT  
ONLY £349,000 ONO.**

## FREEHOLD FOR SALE

*Excellent investment opportunity or suit owner occupier*

**1A/2A AVON CRESCENT, BRISTOL, BS1 6XQ**



- **THREE BEDROOM FLAT AT SECOND FLOOR LEVEL WITH POTENTIAL FOR FURTHER THREE BEDROOM FLAT AT FIRST FLOOR LEVEL PLUS GROUND FLOOR RESTAURANT**
- **CURRENT LAYOUT WITH RESTAURANT OVER GROUND AND FIRST FLOORS PROVIDES APPROXIMATELY 56 COVERS PLUS SELF CONTAINED THREE BEDROOM FLAT AT SECOND FLOOR LEVEL**
- **RECOGNISED AND ACCESSIBLE CENTRAL LOCATION SERVING THE DENSELY POPULATED RESIDENTIAL AREAS OF HOTWELLS, CLIFTONWOOD & SOUTHVILLE**
- **FREEHOLD OFFERS SOUGHT IN THE REGION OF £349,000**

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

Avon Crescent occupies a recognised and accessible restaurant position overlooking the eastern end of Cumberland Basin, next door to the Nova Scotia public house.

There is car parking within close proximity for visiting customers and the property is very well situated to serve the densely populated surrounding areas of Hotwells, Clifton Wood and Southville.

## DESCRIPTION

The property comprises interlinking terraced period properties and provides a most attractive and cosy restaurant over ground and first floors with rear ground floor kitchen. In all, the restaurant provides for approximately 56 covers plus customer WCs, a small office area and stores.

In addition, there is a self contained three bed flat at second floor level plus potential to convert the first floor to provide a further self contained three bedroom flat.

## ACCOMMODATION

The property comprises the following net internal areas: -

Ground Floor	Restaurant/Kitchen	90.53 sq m	(974 sq ft)
First Floor	Restaurant/Stores/WCs	63.92 sq m	(688 sq ft)
<b>Total</b>		<b>154.45 sq m</b>	<b>(1,662 sq ft)</b>

Second Floor – self contained three bedroom flat

## PLANNING

We understand the property benefits from planning consent for the previous use as a licensed restaurant. Interested parties should make their own enquiries.

## LICENSING

Details on application

## TENURE

Freehold with vacant possession of the ground and first floors, the second floor is subject to an Assured Shorthold Tenancy – Details on request.

## PRICE

Offers are sought in the region of £349,000.

## RATES

The current rates payable for the restaurant are approximately £5,393 per annum.

## 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.

## VAT

All rentals quoted are exclusive of VAT if applicable.

## LEGAL COSTS

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

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS, Julian Cook MRICS or David Ball BA MSc (Hons)

Tel: 0117 934 9977

## SUBJECT TO CONTRACT

**JANUARY 2010**

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.