

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

FOR SALE/TO LET

SHOP UNIT

281 LODGE CAUSEWAY, BRISTOL, BS16 3PG



- **SELF-CONTAINED RETAIL UNIT – 528 SQ FT (49.1 SQ M)**
- **FOR SALE OR TO LET**
- **POTENTIAL DEVELOPMENT OPPORTUNITY (SUBJECT TO NECESSARY PLANNING CONSENT)**
- **ESTABLISHED AND POPULAR NEIGHBOURHOOD RETAILING PITCH, SERVING THE DENSELY POPULATED RESIDENTIAL AREA OF FISHPONDS**
- **ONLY £79,950 TO PURCHASE OR £6,500 PER ANNUM, EXCLUSIVE TO LEASE**

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 situated fronting onto Lodge Causeway, a popular and busy thoroughfare road located within Fishponds, serving the densely populated residential suburb of Bristol.

Fishponds is a popular area for both residential and commercial premises and it offers a wide mix of retail premises along the Lodge Causeway. The premises offers a self contained retail unit, with yard to the rear. It is of single storey construction and therefore may suit redevelopment, subject to planning, or retain its current retail use.

ACCOMMODATION

The property provides the following approximate net areas:-

Shop Front	400 sq ft	(37.2 sq m)
Rear Ancillary	128 sq ft	(11.9 sq m)
Total	528 sq ft	(49.1 sq m)

TENURE

The property is available to purchase.

Alternatively, we are offering the premises to let way of a new full repairing and insuring lease for a term of years to be agreed.

RENT/PRICE

- a) For sale – offers in the region of £79,950
- b) Rental offers are sought in the region of £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 4th January 2009.

VAT

All prices/rentals quoted are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook
FAO: Andrew Oliver MRICS or David Ball BA MSc (Hons)
Tel: 0117 934 9977
Fax: 0117 930 0633

SUBJECT TO CONTRACT

JUNE 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.