

**Chartered Surveyors
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Partners**

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BURSTON COOK

**REFURBISHED TO A HIGH STANDARD
NOW ONLY £425,000 (£115 PSF) TO BUY!!**

FOR SALE/TO LET

**MARSON HOUSE, MARSON ROAD, CLEVEDON,
BS21 7NN**



- **A CHARACTERFUL REFURBISHED OFFICE BUILDING PROVIDING MODERN CONTEMPORARY STYLE OFFICES**
- **RARE FREEHOLD OPPORTUNITY**
- **244.7 SQ M (3,709 SQ FT)**
- **FIVE ON-SITE CAR PARKING SPACES PLUS GOOD ON STREET PARKING CLOSE BY**
- **PURCHASE FOR ONLY £425,000 (£115 PER SQ FT) – OFFERS INVITED**
- **LEASEHOLD ONLY £10.95 PER SQ FT ON A FLEXIBLE 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 very conveniently situated fronting onto Marson Road, within a short walking distance of Clevedon's central retailing area.

Clevedon is a very popular coastal town, being situated within commuting distance of Bristol (approximately 15 miles) and offering direct access onto junction 20 of the M5 motorway.

DESCRIPTION

The property comprises a period building which has been refurbished to a good standard to provide contemporary, studio style open plan office accommodation. The property originally appears to have been a chapel/meeting hall and therefore offers characterful accommodation.

The accommodation benefits from gas fired heating, perimeter dado trunking, Category 5 cabling suspended ceilings with Category II lighting, UPVC double glazing, security grills to the ground floor and fully fitted kitchen/staff room and male and female WCs, fire alarm system, security alarm system, and new fully fitted carpeting throughout.

ACCOMMODATION

The property comprises the following approximate net internal areas: -

Ground Floor	1,729 sq ft	(150.7 sq m)
First Floor	1,006 sq ft	(93.5 sq m)
Second Floor	974 sq ft	(90.54 sq m)
Total	3,709 sq ft	(344.7 sq m)

There are male and female WC facilities on the ground floor and also on the second floor.

TENURE

Freehold.

PURCHASE PRICE / RENTAL

Offers are sought in the region of **£425,000**, equating to just **£115** per sq ft.

Alternatively we are able to offer an effectively full repairing and insuring lease, for a term of years to be agreed at just £10.95 per sq ft.

RATING

For guidance purposes we are advised that the rates payable are approximately £14,630.

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.

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 AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS, Julian Cook FRICS or Sarah Bicknell

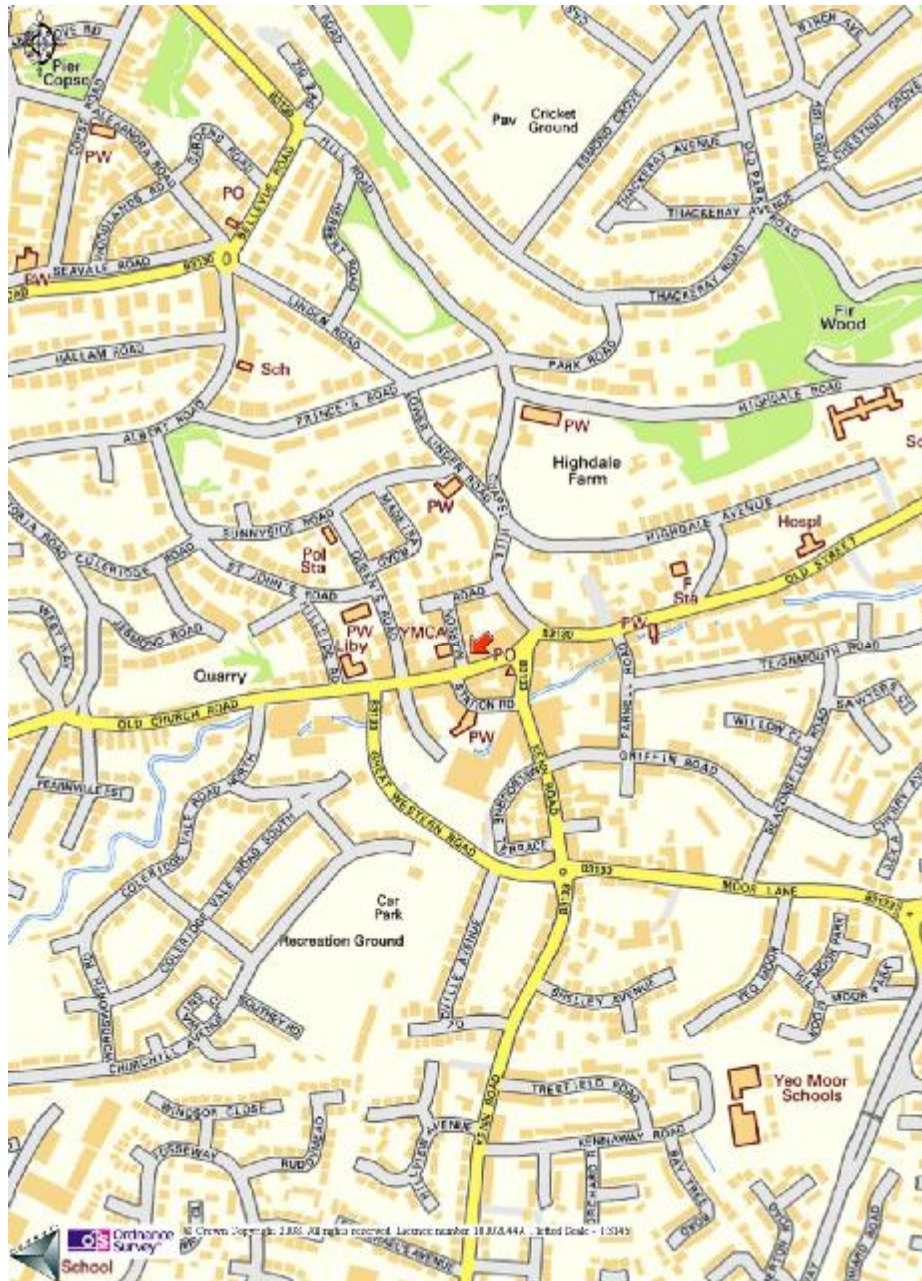
Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

JULY 2008

Location Map



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