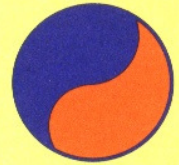


Chartered Surveyors
& Commercial Property Consultants
Partners

DJ Burston BSc FRICS
JPH Cook FRICS
JM Rixon MRICS

Lewins House, Narrow Lewins Mead, Bristol BS1 2NN
Telephone: 00 44 (0)117 934 9977 Fax: 00 44 (0)117 930 0633
Email: commercial@burstoncook.co.uk
website: www.burstoncook.co.uk



BURSTON COOK

TO LET/FOR SALE

**19 MIDLAND ROAD, OLD MARKET, BRISTOL,
BS2 0JT**



- **REFURBISHED GROUND FLOOR RETAIL UNIT WITH A2 CONSENT**
- **POPULAR CENTRAL LOCATION**
- **WOULD SUIT OWNER OCCUPIERS AND INVESTORS**
- **TO LET – JUST £5,500 PER ANNUM, EXCLUSIVE**
- **TO PURCHASE - £65,000, EXCLUSIVE**

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 Old Market district lies adjacent to Bristol city centre, within walking distance of Bristol Temple Meads railway station, Temple Quay office development and Cabot Circus and Broadmead shopping centres. The area lies to the north of the river Avon and to the north east of Bristol's principal railway station, Temple Meads.

Old Market has benefitted from significant regeneration over recent years and has become a popular retail and residential location, with a local thriving community, numerous retail and leisure units and convenient central position.

DESCRIPTION

The premises comprise a ground floor retail unit with A2 (financial and professional) retail consent. The property would also suit a number of further uses, such as café use, subject to obtaining appropriate planning consents.

The unit comprises a retail sales/office area finished with carpet floors, painted plastered walls and ceilings, fluorescent strip lighting and wall mounted electric storage heaters. To the rear of the property are kitchen and WC facilities.

ACCOMMODATION

The property provides the following approximate net internal areas: -

Ground Floor	Sales/Office Area	298 sq ft	(27.68 sq m)
	Kitchen	21 sq ft	(1.92 sq m)
	Store	44 sq ft	(4.12 sq m)
Total NIA		363 sq ft	(33.72 sq m)

TENURE

Leasehold – the property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Long Leasehold – the property is available to purchase by way of a new 125 year lease, subject to a ground rent of £150 per annum, exclusive.

Freehold – the freehold of the property is available to purchase by way of separate negotiation and benefits from a ground rent totaling £250 per annum, exclusive, from the upper floor residential units that have been sold on a long leasehold basis. Furthermore, once sold the additional ground rent of £150 per annum, exclusive, relating to the ground floor retail unit, will equate to a total ground rent income of £400 per annum, exclusive.

PRICE

Rental - £5,500 per annum, exclusive

Long Leasehold - £65,000, exclusive

Freehold – price on application and available by separate negotiation.

VAT

All prices are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents:-

Burston Cook

FAO: Andrew Oliver MRICS and David Ball BA MSc (Hons)

Tel: 0117 934 9977

SUBJECT TO CONTRACT

OCTOBER 2011

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.