

Chartered Surveyors
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BURSTON COOK

**SUIT OWNER OCCUPIERS
AND INVESTORS**

**RETAIL UNIT WITH
LARGE MAISONNETTE**

FREEHOLD FOR SALE

15 MIDLAND ROAD, ST PHILIPS, BRISTOL



- **REFURBISHED GROUND FLOOR COMMERCIAL UNIT WITH SELF-CONTAINED TWO BEDROOMED (POTENTIAL FOR THIRD BEDROOM) MAISONNETTE OVER FIRST AND SECOND FLOORS**
- **POPULAR CENTRAL LOCATION, THE SUBJECT OF EXTENSIVE REGENERATION AND REDEVELOPMENT IN RECENT YEARS**
- **GOOD POTENTIAL FOR INVESTMENT OR ADDED VALUE**

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 Bristol Broadmead shopping centre. The area lies to the north of the river Avon and to the north east of Bristol's principal railway station, Temple Meads.

DESCRIPTION

The premises comprise one of a parade of retail properties constructed around the turn of the last century and arranged over ground and two upper floors. The building is mid terrace and comprises a ground floor retail/office unit with a large self-contained maisonette above.

The ground floor is currently vacant and suitable for office or retail use, with two inter-linking principle rooms and a rear kitchenette facility.

The upper floors are accessed by a separate self-contained entrance and accommodate a large two bedroom maisonette with separate sitting room, large separate kitchen and bathroom. We consider there is potential to rearrange the accommodation to accommodate a third bedroom

ACCOMMODATION

The following measurements are approximate and for guidance purposes only: -

Ground Floor

Sales Area	218 sq ft	(20.3 sq m)
Rear Office	120 sq ft	(11.2 sq m)
Stock Room / Kitchen	67 sq ft	(6.2 sq m)

First Floor

Living Room	15'0" x 12'0"
Kitchen	12'0" x 9'0"
Bathroom	8'0" x 8'1"

Second Floor

Bedroom 1	15'0" x 14'0"
Bedroom 2	12'0" x 9'0"

TENURE

Freehold

PRICE

Price upon application.

VAT

All prices are quoted exclusive of VAT, if applicable.

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.

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: Julian Cook FRICS or Andrew Oliver MRICS

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SUBJECT TO CONTRACT

FEBRUARY 2008

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.