

LOCATION

The subject commercial units are located on North View, a popular and established neighbourhood shopping parade serving both Henleaze and Westbury Park.

DESCRIPTION

13 – 21 North View is due to complete in Quarter 4 of 2012 and will comprise a brand new development of 14 high quality residential apartments at first, second and third floors with the subject office/retail units located on the ground floor.

The two available commercial units will be finished to a high specification to include: wooden floors, painted plastered walls, suspended ceilings with recessed lighting and kitchen and WC facilities at the rear.

The units can be purchased either individually combine as one large unit.

ACCOMMODATION

From plans provided, the units provide the following approximate net internal areas: -

Unit 1	546 sq ft	(50.7 sq m)
Unit 2	634 sq ft	(58.9 sq m)
Total Combined	1,180 sq ft	(109.6 sq m)

TENURE

The properties are available for sale by way of a new 999 year lease at a peppercorn rent.

PRICE

Unit 1	£140,000
Unit 2	£160,000

USE

The premises have planning consent for B1 office use, although would readily suit retail uses, subject to necessary planning consents.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property.

VAT

All prices and rental quoted are exclusive of VAT, if applicable.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view contact the sole agents: -

Burston Cook

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

Tel: 0117 934 9977

SUBJECT TO CONTRACT

NOVEMBER 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.