

Chartered Surveyors
& Commercial Property Consultants
Partners

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BURSTON COOK

FOR SALE

FOR SALE/TO LET

**TO LET
INCENTIVES AVAILABLE**

**COACH HOUSE OFFICE, 24-26 STATION
ROAD, SHIREHAMPTON, BRISTOL**



- **ONLY 1 COACH HOUSE OFFICE REMAINING**
- **APPROXIMATELY 537 SQ FT**
- **AVAILABLE IMMEDIATELY**
- **ONLY £99,950 TO PURCHASE OR £5,400 PER ANNUM (£450 PER MONTH) EXC LEASEHOLD**
- **INCENTIVES AVILABLE**

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 located in a parade of shops, fronting onto Station Road, which is a continuation of Shirehampton High Street.

Shirehampton is a popular residential suburb of Bristol, approximately 5 miles north west of the city centre and 1 mile from junction 18 of the M5 motorway.

DESCRIPTION

The Coach House is situated at the rear of 24-26 Station Road, Shirehampton.

This former workshop unit has been converted into high quality studio offices within a two storey building. The building is of brick construction with pitched roof and each studio offers completely self-contained accommodation.

The office has been finished to a high standard to include plastered painted walls, kitchen, WC facilities, Cat II lighting and carpeting throughout.

ACCOMMODATION (in accordance with the RICS Code of Measuring Practice)

We estimate the net internal floor areas to comprise the following: -

Unit 1 (SOLD)	554 sq ft	(51 sq m)	Unit 2 (SOLD)	542 sq ft	(50 sq m)
Unit 3 (SOLD)	578 sq ft	(54 sq m)	Unit 4	537 sq ft	(49.9 sq m)

TENURE/PRICE

The studio office is available on a long leasehold basis at a quoting price of £99,950.

Alternatively, the premises are available by way of an effectively full repairing and insuring lease, by way of a service charge for a term of years to be agreed, at a quoting rent of £5,400 per annum, exclusive (only £450 per month).

VAT

We are advised that VAT will be charged on the purchase price or rental.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Jayne Rixon MRICS, Andrew Oliver MRICS or Sarah Bicknell

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

JULY 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.

