

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

NOW ONLY £125,000

FOR SALE

THE OLD BAKEHOUSE, TEE WELL HILL, STAPLE HILL, BRISTOL



- **FOR SALE**
- **TWO-STOREY SELF-CONTAINED OFFICE**
- **1,236 SQ FT (114 SQ M) PLUS GARAGE/STORAGE**
- **IN NEED OF REFURBISHMENT**
- **ON-SITE CAR PARKING**

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 Bakehouse is situated just off Tee Well Hill close to the High Street in Staple Hill.

The property is set back off the main road with shared access and allocated parking.

DESCRIPTION

The building comprises a two-storey office building situated over ground and first floor levels incorporating kitchen and WC facilities.

Both floors incorporate an element of stud partitioning and the building benefits from gas central heating, with both wooden sash windows and double glazed UPVC windows.

There are two parking spaces to the front of the property in addition to a garage, which could be used for storage purposes.

ACCOMMODATION

From our on site measurements in accordance with the RICS code of measuring practice, we estimate the net internal floor area to comprise the following: -

Ground Floor	64.59 sq m	(694 sq ft)
First Floor	48.32 sq m	(590 sq ft)
Total	114 sq m	(1,236 sq ft)
Garage/Store	29 sq m	(312 sq ft)

TENURE

The property is being offered on a freehold basis

PRICE

Offers are sought in the region of £125,000.

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 to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT (if chargeable).

VIEWING ARRANGEMENTS

For further information and to view please contact the sole agent

Burston Cook

FAO: Jayne Rixon MRICS or Andrew Oliver

Tel: 0117 934 9977

Fax: 0117 930 0633

SUBJECT TO CONTRACT

SEPTEMBER 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.