

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

**PART INCOME PRODUCING
£26,427 PER ANNUM!!**

FOR SALE

**THE OLD CHAPEL, FAIRVIEW DRIVE,
REDLAND, BRISTOL BS6 6PH**



- **UNIQUE PERIOD OFFICE BUILDING**
- **CONTEMPORARY STYLE LAYOUT**
- **AMPLE ON-STREET PARKING**
- **6,460 SQ FT (600 SQ M)**
- **SUIT OCCUPIER OR INVESTOR**
- **LOWER GROUND/GROUND FLOORS LET (LICENSES) PRODUCING
£26,427 PER ANNUM, EXCLUSIVE**
- **PART INVESTMENT TO SUIT ENQUIRIES FROM 2.606 SQ FT & UPWARDS**

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 Redland, an affluent residential and commercial suburb, situated approximately 1½ miles north of Bristol city centre. Fairview Drive links to Chandos Road, which provides a variety of local shops and good quality restaurants.

DESCRIPTION

The building comprises an impressive former chapel, dating from the mid 19th century, arranged over lower ground, ground and first floor levels, under a pitched tiled roof.

The front elevation includes a striking portico with full height dome sash windows at first floor.

Internally the property benefits from a contemporary style conversion providing a mix of open plan and multi-let offices. There are three parking spaces to the front, with unrestricted on-street parking available within the immediate vicinity.

ACCOMMODATION

From our on site measurements, the net internal floor areas are as follows: -

Lower Ground Floor	1,615 sq ft	(150 sq m)
Ground Floor	2,239 sq ft	(208 sq m)
First Floor	2,606 sq ft	(242 sq m)
TOTAL	6,460 sq ft	(600 sq m)

TENURE

The premises are offered on a freehold basis.

The ground and lower ground floors are currently let on license agreements to various occupiers and currently producing an income of approx £26,427 p.a. Suites 2 (273 sq ft) and 7 (140 sq ft) are let until 23rd June 2011 incorporating a mutual option to break on 23rd June 2009. Further details on the existing tenancy agreements are available upon request.

PRICE

Offers in excess of £1.2 million are invited for the freehold interest.

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.

VAT

All prices and rents quoted, are exclusive of VAT unless otherwise stated.

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: Jayne Rixon MRICS

Tel: 0117 934 9977

Fax: 0117 930 0633

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.