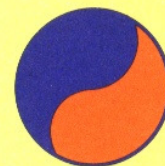


Chartered Surveyors
& Commercial Property Consultants
Partners

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

TO LET

SHOP WITH FLAT ABOVE

308 WELLS ROAD, KNOWLE, BRISTOL, BS4 2QG



- **GROUND FLOOR RETAIL UNIT WITH ONE/TWO BEDROOM SELF CONTAINED FLAT ABOVE**
- **RETAIL UNIT AVAILABLE INDIVIDUALLY OR THE WHOLE TO INCLUDE LIVING ACCOMMODATION ABOVE**
- **ONLY £9,650 PER ANNUM, EXCLUSIVE FOR THE RETAIL UNIT**
- **FLAT AVAILABLE AT £450 PCM, EXCLUSIVE**
- **FLEXIBILITY TO LEASE INDIVIDUAL PARTS OR THE WHOLE AND OCCUPY OR SUB-LET THE FLAT FOR ADDITIONAL INCOME IF REQUIRED**
- **POPULAR HIGH STREET LOCATION OPPOSITE BROADWALK SHOPPING CENTRE**

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 unit's location is on the busy and vibrant Wells Road is within the busiest part of Wells Road, opposite to popular Broadwalk shopping centre and within an affluent and densely populated residential area. This popular location benefits from a large amount of passing traffic and pedestrian footfall.

DESCRIPTION

The building comprises a period terraced building with an open plan retail unit on the ground floor with ancillary storage, kitchen and WC facilities to the rear. The upper floor provides a large one/two bedroom flat with its own separate access and the benefit of a rear garden.

The property is available to lease as a whole, providing a rare opportunity for retailers to have the flexibility of either occupying the residential flat above the retail unit or indeed sub-letting the upper floor accommodation to provide additional income.

Alternatively, the retail unit can be let individually.

ACCOMMODATION

From measurements taken on site the unit provides the approximately following areas.

Retail Unit			First Floor Flat (Approx dimensions)	
Shop Width	5.15 m	(16' 3")	Living Room	19' 4" x 16' 11"
Shop depth	10.71 m	(35' 2")	Bedroom One	14' 6" x 12' 1"
Ground Floor Sales Area	545 sq ft	(50.58 sq m)	Bedroom two/study	6' 2" x 6' 10"
Ground Floor Stores	94sq ft	(8.76 sq m)	Bathroom	5' 4" x 5' 10"
Basement	305 sq ft	(28.36 sq m)	Kitchen	11' 4" x 8' 5"
Total NIA	944 Sq Ft	(87.7 sq m)		

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Retail Unit	£9,650 pa, exc (only £804 pcm, exc)
Two Bedroom flat	£450 pcm, exc

RATES

The rates payable for the ground floor retail unit are in the region of £5,072 per annum, exclusive. I would highlight that occupiers may benefit from a level of small business rates relief and would recommend all interested parties make their enquiries directly at www.voa.gov.uk.

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 applicable.

VIEWING ARRANGEMENT

Please contact the sole agents:

Burston Cook

Tel: 0117 934 9977

FAO: Andrew Oliver MRICS or David Ball

SUBJECT TO CONTRACT

JULY 2010

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.