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**COMMERCIAL PREMISES WITH
RESIDENTIAL ACCOMODATION –
SUITABLE FOR OTHER USES – SUBJECT
TO PLANNING
TO LET (MAY SELL)**

STREET END, BLAGDON, BS40 7TL



- **TO LET AS A WHOLE**
- **APPROXIMATELY 11,455 SQ FT OF COMMERCIAL SPACE SPLIT OVER 7 BUILDINGS**
- **3 BEDROOM MAISONETTE ON FIRST AND SECOND FLOORS OVER COMMERCIAL SPACE**
- **MAYBE SUITABLE FOR ALTERNATIVE USES - SUBJECT TO NECESSARY PLANNING CONSENT**

SUBJECT TO CONTRACT

LOCATION

The property is located in the village of Blagdon in North Somerset, fronting onto Street End Road. Blagdon is located on the northern edge of the Mendip Hills on the A368 and the village is approximately 15 miles from Bristol City Centre, 13 miles from Weston Super Mare and 20 Miles from Bath. The property is a 10 minute drive from Bristol International Airport.

DESCRIPTION

The property provides commercial storage and workshop accommodation over 7 different buildings on site. To the front of the site there is a mixed use building which provides garage and office accommodation to the ground floor with a 3 bedroom maisonette above over the first and second floors. The remaining buildings are a mix of open sided storage units and more conventional commercial buildings. There is a small yard area which provides parking for vehicles.

ACCOMMODATION

The property is available as a whole and in accordance with International Property Measurement Standards (IPMS 3), the property has a gross internal floor area of 11,454 sq ft (1064.11 sq m).

This is split over the buildings as follows:

Former Coach Depot	3238 sq ft	(300.82 sq m)
Garage and Office	1177 sq ft	(109.35 sq m)
Vehicle Storage Shed	2821 sq ft	(262.08 sq m)
Open Sided Shed	706 sq ft	(66.36 sq m)
Open Sided Shed	1081 sq ft	(100.43 sq m)
Open Sided Shed	2432 sq ft	(225.94 sq m)

In addition to the above there is a residential three bed maisonette located above the garage and office.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

Quoting Rent is available upon application

Alternatively, a freehold sale of the whole may be considered – price on application.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and can be made available upon request.

VAT

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

LEGAL COSTS

Each party is to bear their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents:

Burston Cook:-

FAO: Charlie Kershaw MRICS or Julian Cook FRICS

Tel: 0117 934 9977

Email: charlie@burstoncookco.uk

SUBJECT TO CONTRACT

November 2020

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.