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FREEHOLD FULLY LET MIXED-USE INVESTMENT FOR SALE

82B HIGH STREET, NAILSEA, BRISTOL, BS48 1AS



- **EXCELLENT OPPORTUNITY TO SECURE A FULLY LET MIXED-USE FREEHOLD INVESTMENT**
- **GROSS RENT £21,600 PER ANNUM EXCLUSIVE**
- **QUOTING PRICE £260,000**
- **PROMINENT POSITION ON NAILSEA HIGH STREET**

SUBJECT TO CONTRACT

LOCATION

The property is positioned towards the eastern end of the High Street in Nailsea, a small town approximately 8 miles south west of Bristol. Other occupiers situated on this section of the High Street include a hairdresser, car accessory shop, a Chinese Takeaway, and a hardware shop. A Tesco Superstore is located at the bottom of the High Street.

DESCRIPTION

The subject property comprises a freehold, mid-terrace two storey building with ground floor retail and a first floor one bedroom maisonette.

The ground floor comprises a fully fitted pharmacy unit with retail sales space, storage, and a kitchenette and W.C. facility to the rear.

The first floor is accessed from a separate rear access and consists of a one bedroom maisonette with separate living room, kitchen, and bathroom.

ACCOMMODATION

In accordance with the RICS Property Measurement Standards (6th Edition, Jan 2018) the property has the following approximate Net Internal Area:

Ground Floor:	792 sq. ft	(73.65 sq. m)
First Floor:	645 sq. ft	(60.00 sq m)
Total:	1,437 sq. ft	(133.65 sq m)

TENANCY

The property is let by way of the following lease:

Lease Date	26th March 2008
Property	Ground Floor Shop and Upper Floor Flat known as 82b High Street, Nailsea, BS48 1AS.
Tenant	GP Care Pharmacy Limited
Initial Rent	£21,600 per annum, exclusive.
Contractual Term	Term of 15 years.
Permitted User	Retail Pharmacy and Chemist within Use Class A1 with residential above.
Rent Review	Every 5 years to the higher of either the passing rent or the open market rent.
Assignment & Sub-Letting	The tenant may assign or sub-let the whole of the lease, subject to landlord's consent. The tenant shall not assign or sub-let part of the lease.
Repairs	Full repairing and insuring.
Decoration	The tenant shall decorate the interior of the property every 5 years and the exterior of the property every 3 years, and in the last 6 months prior to lease expiry.
Landlord and Tenant Act 1954 (Part II)	The provisions of sections 24 – 28 of the Landlord and Tenant Act 1954 are included in relation to the tenancy created by the lease.

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.

The current commercial tenant sub-lets the first floor residential accommodation on a standard short-term AST, and this is managed by a third party managing agent.

PRICE

Quoting £260,000 for the freehold.

ENERGY PERFORMANCE CERTIFICATE

E (114).

VAT

We understand that the property is not registered for VAT, therefore VAT is not payable.

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: Holly Boulton

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

April 2022



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