

# FREEHOLD FOR SALE WITH VACANT POSSESSION

126 St Georges Road, Bristol, BS1 5UJ



- Freehold for sale with vacant possession
- Presenting to a high standard throughout
- Gross Internal Area of 1,595 sq ft with 1 car parking space
- Benefiting from current use as an office within use class E .The property may also suit other commercial uses and may also suit residential use (subject to the relevant consents)
- Access to the front and to the rear (off St Georges Road and Anchor Road) - allowing self containment of the upper floors
- Quoting price of £385,000 exclusive

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**  
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## LOCATION

The property fronts onto St George's Road in Bristol and is located approximately 1/3 mile west of Bristol city centre and 1/3 mile south of Clifton Village. St George's Road extends from College Green to Hotwells Road and accommodates a variety of occupiers including offices, city of Bristol College, residential occupiers and a variety of commercial occupiers. The property is conveniently situated with the harbourside, Bristol city centre and Clifton Village all within walking distance and there is good road access via the A4 onto the M32 to the north and the M5 to the west.

## DESCRIPTION

The property comprises a mid terrace period building arranged over ground, first, second and lower ground floors. To the rear is a modern lower ground floor extension accommodating a spiral staircase leading from the lower ground floor to the second floor.

The principle access is off St Georges Road to the front of the building and there is an additional pedestrian access to the rear of the property off Anchor Road which leads directly into the lower ground floor and allows for self-containment of the upper parts. Internally, the property presents to a good standard as office accommodation with a ground floor reception area, offices on the upper floors and kitchen, WC, shower and break out facilities in the lower ground floor. There is 1 car parking space. The property would suit a commercial occupier or could readily be converted into residential accommodation subject to the relevant consents being obtained.

## ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standards and we confirm the property has the following approximate Gross Internal Area:

Ground floor	330 sq ft	30.66 sq m
First floor	351 sq ft	32.61 sq m
Second Floor	351 sq ft	32.61 sq m
Lower Ground floor	563 sq ft	52.30 sq m
<b>Total</b>	<b>1,595 sq ft</b>	<b>148.18 sq m</b>

## QUOTING TERMS

The freehold interest is offered for sale with vacant possession with a quoting price of £385,000.

## PLANNING

We understand the property has planning consent for the existing use as offices within Use Class E. We are of the opinion the property is suitable for a variety of commercial uses or conversion to residential subject to the relevant consent being obtained.

## EPC

The property has an energy performance rating of E (112). The EPC is available upon request.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VAT

We understand the property is not VAT elected and therefore VAT is not applicable on the sale price.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.





View from rear



## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Tom Coyte MRICS / Julian Cook FRICS

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## SUBJECT TO CONTRACT

July 2023



### 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 anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective*

