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FULLY LET FREEHOLD INVESTMENT FOR SALE

47 HIGH STREET, KINGSWOOD, BS15 4AA



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- **EXCELLENT INVESTMENT OPPORTUNITY**
- **CLASS E UNIT AT GROUND FLOOR LEVEL**
- **2 X 1 BED FLATS ABOVE WITH SEPARATE ACCESS**
- **£20,200 INCOME PER ANNUM**

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated fronting onto High Street, Kingswood, with return frontage along Church Road. Kingswood High Street is a vibrant and busy eastern suburb of Bristol which benefits from a good mix of independent and national retailers such as Lloyds Bank and Sainsbury's.

DESCRIPTION

The property comprises a period mid terrace building which comprises a ground floor Class E unit, with two 1-bedroom flats above. The commercial unit benefits from a sales area with two partitioned offices, along with a single WC facility and a kitchenette. The one-bedroom flats are accessed from the rear and both incorporate an open plan kitchen and living area, one bedroom and a separate bathroom.

ACCOMMODATION

From our measurements taken on site, the unit provides the approximately following floor areas:-

Ground Floor

Retail unit	485 sq ft	(45.1 sq m)
Kitchen	27 sq ft	(2.6 sq m)
Sub Total	512 sq ft	(47.4 sq m)

First Floor

Flat 1	401 sq ft	(37.25 sq m)
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Second Floor

Flat 2	319 sq ft	(29.64 sq m)
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OPPORTUNITY

The freehold interest is available for sale with a guide price of £325,000.

TENANCY DETAILS

Property	Rent (PAX)	Details	EPC Rating
Ground Floor Commercial	£7,000	3-year lease commenced January 2022 with a tenant break option at the end of year 2.	E - 111
First Floor Flat	£6,600	Let on an AST.	D - 64
Second Floor Flat	£6,600	Let on an AST.	B - 82
	£20,200		

RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the commercial element of the property has the following designation:-

Rateable Value: £4,350.00

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, if applicable.

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.

VIEWING ARRANGEMENT

Please contact the sole agents:

Burston Cook

Tel: 0117 934 9977

FAO: Tom Coyte MRICS / Holl Boulton

Email: tom@burstoncook.co.uk / holly@burstoncook.co.uk

SUBJECT TO CONTRACT

Updated April 2022

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