



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

FOR SALE

FANTASTIC MIXED USE INVESTMENT OPPORTUNITY

**47 HIGH STREET, KINGSWOOD,
BS15 4AA**



- **EXCELLENT INVESTMENT OPPORTUNITY**
- **GROUND FLOOR RETAIL UNIT WITH 2 X 1 BED FLATS ABOVE**
- **QUOTING PRICE ONLY £325,000 EXCLUSIVE**
- **POTENTIAL REVERSIONARY INCOME OF UP TO £22,200**

SUBJECT TO CONTRACT

LOCATION

The property is prominently situated fronting onto the High Street in Kingswood. Kingswood 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 retail unit with 2 X 1 bed flats above.

The retail unit benefits from a sales space and two offices along with a single WC and a kitchenette to the rear and the unit benefits from an A1/A2 consent for retail/office use.

The one bed flats are accessed via a self – contained entrance to the rear and both incorporate an open plan kitchen and living area, bedroom and 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	(2.60 sq m)
Sub Total	512 sq ft	(47.4 sq m)

First Floor

1 bed flat	401 sq ft	(37.25 sq m)
------------	-----------	--------------

Second Floor

1 bed flat	319 sq ft	(29.64 sq m)
------------	-----------	--------------

OPPORTUNITY

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

TENANCY DETAILS

Property	Rent (PAX)	Details	EPC (available upon request)
Ground floor retail unit	£9,000	Unit currently vacant and on the market with a quoting rent of £9,000 pax.	E - 111
First floor flat	£6,600	Let on an AST (details available upon request)	D - 64
Second floor flat	£6,600	Let on an AST (details available upon request)	B - 82
Total	£22,200		

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) 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.

VIEWING ARRANGEMENT

Please contact the sole agents:

Burston Cook

Tel: 0117 934 9977

FAO: Tom Coyte MRICS and Charlie Kershaw MRICS

Email: tom@burstoncook.co.uk and charlie@burstoncook.co.uk

SUBJECT TO CONTRACT

DECEMBER 2017

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.