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FULLY LET INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL FOR SALE

85 HIGH STREET, NAILSEA, BS48 1AW



- **EXCELLENT OPPORTUNITY COMPRISING A FULLY LET RETAIL INVESTMENT WITH FUTURE DEVELOPMENT POTENTIAL (STP)**
- **RENTAL INCOME £11,000 PER ANNUM, EXCLUSIVE – LET TO STRONG COVENANT OF RSPCA (NORTH SOMERSET BRANCH)**
- **QUOTING PRICE £190,000 EXCLUSIVE**
- **EXCELLENT LOCATION FRONTING ONTO THE HIGH STREET IN THE POPULAR TOWN OF NAILSEA, APPROXIMATELY 8 MILES SOUTH WEST OF BRISTOL**

SUBJECT TO CONTRACT

LOCATION

The property is located in the popular market town of Nailsea, which benefits from good transport links to Bristol and to the South and North via the M5. The property is located on the south side of the high street within an established and vibrant retailing area.

The shoppers' car park for Nailsea is located directly behind the property and the main walk through from this to the High street is situated next to the property. The property is positioned opposite the large Waitrose store and there is a pedestrian crossing directly in front of the property, which ensures there is a steady footfall.

DESCRIPTION

The property is a two-storey end of terrace building and is a mix of traditional stone and brick construction under pitched pantile covered roofs.

The ground floor has a full width, wooden framed, glazed retail frontage which extends onto the return frontage of the property next to the pedestrian walk through. The property has a mix of single glazed sash and fixed pane windows.

There is a pedestrian access door in the middle of the frontage and there is also a separate pedestrian entrance to the ground floor in the side elevation of the property which currently provides fire escape access only from the retail space.

The ground floor provides an open plan retail sales area over a split level, with a full width set of steps providing access from one level to the other. The first floor is accessed by a set of stairs from the rear of the ground floor sales area and provides a large storeroom/office, two WC's and a small kitchen area. There is potential for this to be developed in the future to provide a self-contained maisonette, subject to obtaining the necessary planning consents.

The property benefits from two car parking spaces at the rear.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Property Measurement Standards (1st Edition, May 2015):-

| | | |
|---------------|------------------|---------------------|
| Ground Floor: | 686 sq ft | (63.7 sq m) |
| First floor: | 204 sq ft | (18.91 sq m) |
| Total | 890 sq ft | (82.61 sq m) |

The total gross area of the property is as follows: 1,017 sq ft (94.45 sq m)

TENURE

The Freehold is to be offered for sale.

TENANCY SCHEDULE

| Tenant | Rent | Lease Terms |
|-------------------------------|---------|---|
| RSPCA (North Somerset Branch) | £11,000 | 5 year effectively FRI lease by way of a service charge from June 2016 with tenant only break option at year 3. |

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned for the property and will be made available upon request.

VAT

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

PRICE

The quoting price for the property is £190,000 exclusive.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All enquiries strictly through the sole agents:

Burston Cook:-

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

SUBJECT TO CONTRACT

JUNE 2019