Chartered Surveyors
& Commercial Property Consultants

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BURSTON COOK

RETAIL UNIT FOR SALE

186 HENLEAZE ROAD, HENLEAZE, BRISTOL, BS9 4NE

LONG LEASEHOLD WITH VACANT POSSESSION

- **LONG LEASEHOLD PROPERTY FOR SALE**
- **GROUND FLOOR RETAIL UNIT WITH VACANT POSSESSION**
- **APPROX. 407 SQ FT (37.81 SQ M)**
- **PRICE ON APPLICATION**

SUBJECT TO CONTRACT

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

LOCATION

The subject property is located at the bottom of the High Street which accommodates occupiers such as Co-Op, Boots, Coffee No.1 and many independent retailers. Henleaze lies approximately three and a half miles to the north of Bristol city centre.

In terms of transport links, the property is located seven miles from the M5 motorway and three and a half miles from the M32 motorway. It also lies within one and a half miles of Redland railway station which provides regular links to Bristol Temple Meads station.

DESCRIPTION

The subject property comprises a ground floor retail unit with a large glazed shop front. To the rear there is a storage area and single W.C. facility.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards and we confirm that the property has the following approximate Net Internal Area: -

Ground floor shop 407 sq. ft (37.81 sq. m)

TENURE

The long leasehold interest is available for a term of 999 years from 31 March 2017 at a peppercorn rent and on standard full repairing and insuring terms.

PURCHASE PRICE

On Application.

LEGAL COSTS

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

EPC

We understand that the property has a rating of D (84).

VAT

All rentals and prices quoted are exclusive of VAT.

VIEWING AND FURTHER INFORMATION

For viewing and further information, please contact the sole agents: -

Burston Cook
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SUBJECT TO CONTRACT

UPDATED JANUARY 2021

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.