



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

GROUND FLOOR SHOP, 58 BRISTOL ROAD, GLOUCESTER, GL1 5SD



- **FANTASTIC GROUND FLOOR UNIT AVAILABLE ON BRISTOL ROAD IN GLOUCESTER**
- **RARE PURCHASE OPPORTUNITY!**
- **LONG LEASEHOLD**
- **QUOTING PRICE AVAILABLE UPON APPLICATION**
- **APPROX. 867 SQ. FT (80.48 SQ. M)**

SUBJECT TO CONTRACT

LOCATION

The property is located in Gloucester which is a city in the south west of England, which lies approximately 32 miles (51 km) northeast of Bristol and 45 miles (72 km) southwest of Birmingham. The property fronts onto Bristol Road which lies approximately 1/2 mile south of Gloucester city centre and hosts a variety of retail, industrial, office and residential uses.

DESCRIPTION

The property is a self-contained ground floor retail unit, with the first and second floors having been converted into self-contained residential flats which are now under separate ownership. The retail unit benefits from a fully glazed frontage, inset pedestrian access doorway and a manual roller security shutter and has most recently been fitted as a hair salon.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement Standards (2nd Edition, January 2018) and we confirm that the property has the following approximate net internal area:

Ground Floor	867 sq. ft	(80.48 sq. m)
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TENURE

Long Leasehold on a 999 year lease from 1st June 2007 at a peppercorn rent.

The property is currently tenanted however the property will be sold with vacant possession (date of vacant possession in 2023 to be confirmed).

PRICE

Available upon application.

USE

We understand the property benefits from a Commercial Business – Class E Use.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

BUSINESS RATES

In accordance with the Valuation Office Agency (www.voa.gov.uk) the property has the following designation.

Description:	Shop and premises
Rateable Value:	£7,100

We would recommend that interested parties make their own enquiries direct with the Council in relation to their Rates Payable.

VAT

All prices are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment via the sole agents Burston Cook: -

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

DECEMBER 2022

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.