

# FREEHOLD FOR SALE WITH VACANT POSSESSION

122–126 St Georges Road, Bristol, BS1 5UJ



- Freehold for sale with vacant possession - 3 adjoining terraced properties with car parking
- Suit various commercial uses or potential for residential conversion subject to the relevant consents
- Approx gross internal area:
  - 122 St Georges Road: 1,274 sq ft
  - 124 St Georges Road: 1,229 sq ft
  - 126 St Georges Road: 1,595 sq ft
  - Total: 4,098 sq ft**
- Access to the front and to the rear (off St Georges Road and Anchor Road) allowing self containment of the upper parts
- Quoting price of £1,045,000 exclusive



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

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COOK**  
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## LOCATION

The property fronts onto St George's Road in Bristol and is located approximately 1/3 mile west of Bristol city centre and 1/3 mile south of Clifton Village. St George's Road extends from College Green to Hotwells Road and accommodates a variety of occupiers including offices, city of Bristol College, residential occupiers and a variety of commercial occupiers. The property is conveniently situated with the harbourside, Bristol city centre and Clifton Village all within walking distance and there is good road access via the A4 onto the M32 to the north and the M5 to the west.

## DESCRIPTION

The property comprises three adjoining terraced buildings offered for sale with vacant possession. The buildings are arranged over ground, first, second and lower ground floors.

Each building is principally accessed off St Georges Road to the front of the building and there is an additional access to each building to the rear of the property off Anchor Road directly into the lower ground floor providing self containment of the lower ground and upper floors. Internally, each property presents to a good standard. To the rear is a car parking area providing parking for three cars.

122 St Georges Road is arranged as a retail unit at ground floor, recording studio in the lower ground floor and as a 2 bed maisonette on the upper floors. \*See planning information below.

124 St Georges Road is currently fitted as barber shop with treatment rooms on the upper floors.

126 St Georges Road currently provides office accommodation over ground, first and second floors with a kitchen, 'break out' space, WCs and a shower in the lower ground floor.

The properties would suit various commercial occupiers or could readily be converted into residential accommodation subject to the relevant consents being obtained.

## ACCOMMODATION

Burston Cook have measured the property in accordance with the RICS Property Measurement Standards and we confirm the property has the following approximate Gross Internal Area:

122 St Georges Road: 1,274 sq ft

124 St Georges Road: 1,229 sq ft

126 St Georges Road: 1,595 sq ft

**Total: 4,098 sq ft**

## QUOTING TERMS

The freehold interest is offered for sale with vacant possession with a quoting price of £1,045,000.

NB 124 St Georges is currently occupied by a barber shop and beauty business, however, we understand that vacant possession can be gained prior to a sale. Further details available upon request.

## PLANNING

We understand the property has planning consent for the existing uses, however, the properties may be suitable for a variety of commercial uses or conversion to residential subject to the relevant consent being obtained.

## EPC

The property has an energy performance rating as follows

122 St Georges Road D(99)

124 St Georges Road C(59).

126 St Georges Road E(112)

The EPC is available upon request.

## LEGAL FEES

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





## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

## VAT

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

## Burston Cook

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## SUBJECT TO CONTRACT

July 2023

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective*

