

FREEHOLD SHOP PREMISES WITH RESIDENTIAL UPPER PARTS

44 Regent Street, Kingswood, Bristol, BS15 8LE



- A freehold, mixed-use building for sale on the High Street in Kingswood
- Available with Vacant Possession of the ground floor retail premises
- Located only 4.5 miles from Bristol city centre
- Approximately 2,215 sq. ft (205.77 sq. m) over ground and first floors
- Quoting £350,000 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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 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is prominently situated fronting onto Regent Street in Kingswood. Kingswood is a vibrant and busy eastern suburb of Bristol which benefits from a good mix of independent and national retailers. Kingswood has been chosen as part of a 'Regeneration Scheme' which aims to strengthen the towns historic and cultural heart, enhance green spaces, provide a better mixed commercial area and creating more homes to enhance the local community.

DESCRIPTION

The ground floor has a glazed shop front and entrance, a large open plan sales area, a rear store, two single W/C's, a kitchenette and rear access to an enclosed garden. The first floor is accessed through a separate entrance to the front of the property, and comprises two spacious bedrooms, a living room, kitchen and bathroom.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate net internal floor area of:

Ground floor Shop:	1,500 sq. ft	(139.35 sq. m)
First Floor Flat:	715 sq. ft	(66.42 sq. m)
Total:	2,215 sq. ft	(205.77 sq. m)

TENURE

Freehold.

PRICE

£350,000, exclusive.

TENANCY

The ground floor to be offered with vacant possession. The first floor is on a standard AST at a passing rent of £9,000 per annum exclusive.

PLANNING

We understand the ground floor has a Class E use, and the first floor is residential.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the ground floor has a Rateable Value of £25,750 from 1st April 2023 (the estimated rates payable being £12,643 pax).

Interested parties are advised to make their own investigations to establish the exact rates payable as a change of use or occupation could necessitate a rates reassessment.

VAT

We have been advised that the property is elected for VAT.

EPC

The property has an energy performance rating of D (78).

LEGAL FEES

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

TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

Money Laundering Regulations require us to carry out anti money laundering checks on prospective 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:

Burston Cook

FAO: Holly Boulton BSc (Hons)

Tel: 0117 934 9977

Email: holly@burstoncook.co.uk

SUBJECT TO CONTRACT

November 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.

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