

RETAIL FREEHOLD FOR SALE

92 HIGH STREET, STAPLE HILL, BRISTOL, BS16 5HL



- Excellent location in Staple Hill on the busy High Street among various local retailers.
- Self-contained ground floor retail unit with front and rear access, available with vacant possession.
- Comprises a front sales area, rear storage and office with WC and kitchenette as well as a small garage to the rear.
- Freehold interest for sale.



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 314 9952

LOCATION

The property is located on High Street in Staple Hill, a vibrant suburb of Bristol located approximately 5 miles to the north east of Bristol city centre. The retail unit is situated within a popular local retail high street with a variety of occupiers and where you will find a mix of retail, professional services, food and residential uses.

DESCRIPTION

The property comprises a mid-terraced shop on the ground floor with an open plan sales area to the front and ancillary area to the rear which can be opened up into the main sales area. There is a separate kitchenette and WC as well as a small garage to the rear. The first floor maisonette has been sold off on a long leasehold basis and is owned separately. Access to this is at the rear of the property via a separate entrance.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor retail	816	75.88

TENURE

The freehold interest is offered for sale.

The residential maisonette above has been sold off on a long leasehold basis and is held on a 999 year lease. Costs for external repairs of the building, common areas and building insurance are borne 50/50 by the freeholder and long leaseholder.

PRICE

The property is offered for sale with a guide price of £150,000.

PLANNING

We believe the property now benefits from Use Class E.

EPC

The property has an energy performance rating of C (62).

VAT

We have been advised that the property is not elected for VAT.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £11,500 from 1st April 2023.

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.

LEGAL FEES

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

BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process proof of funds will be requested.

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: Chloe Burston MRICS

Tel: 0117 314 9952

Email: chloe@burstoncook.co.uk

SUBJECT TO CONTRACT

March 2024 (updated April 2025)

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.

Important Notices: i) Misrepresentation Act 1967: This marketing brochure is for guidance purposes only and does not constitute an offer or contract and must not be relied upon as statements or representations of fact, ii) *Money Laundering Regulations 2017*: Under UK Money Laundering Regulations, Burston Cook require any purchaser or tenant to provide information and documentation to satisfy our legal obligations, iii) Control of Asbestos Regulations 2012 (CAR 2012) It is the responsibility of the owner, tenant, or anyone with responsibility for the property to comply with asbestos regulations and Burston Cook recommend you obtain advice from a specialist in this regard.

