

FOR SALE / TO LET

THE PLAZA UNIT, HARBOURSIDE, BRISTOL, BS1 5SY



- An attractive commercial building over ground floor level with extensive external area available for use—Suitable for Multiple Uses
- The property is in a prime Harbourside location close to the City Centre
- Offered for sale Long Leasehold with Vacant Possession with a guide price of £360,000
- Available to let, quoting £30,000 per annum exclusive
- Approx. Net Internal Area of 1,346 sq. ft (125.04 sq. m)
- Internal fixtures and fittings available by way of separate negotiation



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.

www.burstoncook.co.uk

 **BURSTON
COOK**
0117 934 9977

LOCATION

The property is situated in Bristol in a Harbourside location.

DESCRIPTION

The property is configured as a predominantly open plan unit with glazed frontage and front entrance. The unit is currently fitted out as a hair salon, with LED lighting, hair wash area, cutting area and WC facilities and kitchen/staff room. The space is very versatile and could be reconfigured to suit numerous uses, including office accommodation, café, restaurant or a bar.

Externally to the front of the property there is a large outdoor area demised for use by the property.

ACCOMMODATION

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

Area	Sq ft	Sq m
Ground Floor	1,346	125.04
Total	1,346	125.04

TENURE

Long Leasehold with Vacant Possession. We understand the Long Lease is for a term of 125 years from the 31st October 2016 at a peppercorn rent. A copy of the long lease can be made available upon request.

PRICE

Quoting £400,000 exclusive.

QUOTING RENT

Quoting rent £30,000 per annum exclusive

PLANNING

We understand that the property benefits from a Class E use class.

The Long Lease currently permits use as a hairdressing and beauty salon but other uses are permitted subject to Landlord's prior written consent.

VAT

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

EPC

The unit has an EPC rating of B-33 and a copy can be made available upon request.

LEGAL FEES

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

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.

BUSINESS RATES

In accordance with the Valuation Office Agency website, (www.voa.gov.uk), the property has the following Rateable Value: £21,750

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlotte Bjoroy

Tel: 0117 934 9977

Email: Charlotte@burstoncook.co.uk

SUBJECT TO CONTRACT

May 2024

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 purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

