

USE CLASS E PREMISES –FOR SALE

145 Cheltenham Road, Stokes Croft, Bristol, BS6 5RR



- Use Class E Premises FOR SALE with vacant possession
- Ground floor retail/office space with front courtyard/parking spaces
- Quoting £170,000
- Approximately 723 sq ft (67.14 sq m)
- Potential development, subject to the relevant consents

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 occupies a prominent position fronting onto the Cheltenham Road, serving the residential suburbs of Stokes Croft. Cheltenham Road leads on to Gloucester Road which both offer popular pitches for various national and independent retailers.

DESCRIPTION

A bright ground floor retail unit on Cheltenham Road. Newly refurbished with painted and plastered walls throughout make the space perfect for displaying art and photography. The sales area at the front leads to a storage room and comms cupboard, kitchen and storage room, and small office/workshop space to the rear. The property benefits from front and rear access. The property benefits from two car parking spaces to the front. The car parking area could be repurposed to an outdoor seating area if desired.

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	723	67.14
Total	732	67.14

TENURE

The property is available on a long leasehold for 999 years from 1st January 2023 at a peppercorn rent with vacant possession.

QUOTING PRICE

£170,000 for the long leasehold interest.

VAT

We understand the property is not VAT elected.

PLANNING

We have assumed the demise has planning for its existing use within Use Class E.
We advise all enquiring parties make their own searches.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has a Rateable Value of £9,400 for 2024/2025

EPC

The property has an Energy Performance Rating of B (34).

LEGAL FEES

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

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 2025



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.