



## FREEHOLD FOR SALE - INVESTMENT



INVESTMENT FOR  
SALE LET TO A  
DENTAL PRACTICE



SIZE

877 sq ft  
81.51 sq m

£ QUOTING PRICE

£295,000



CAR PARKING

Car park with space  
for 4+ vehicles

**THE OPPORTUNITY**

- Investment given the existing rental income of £19,000 pax until January 2035
- Let to a dental practice
- Benefitting from a rear parking court
- Approximately 877 sq ft (81.51 sq m)
- Quoting £295,000 for the freehold investment

**LOCATION**

The property occupies a prominent position fronting onto Kings Road within a popular and established residential area in Brislington, just off Bath Road.

The property sits opposite Arno's Court Park, and there are ample shops and amenities nearby to include Sainsburys (with filling station), Marks and Spencer, Dunelm and Go Outdoors to name a few.

**DESCRIPTION**

The property comprises an end of terrace ground floor property on Kings Road, just off Bath Road in Brislington. Currently occupied by a dental surgery, as you enter the property there is a large reception and waiting room. The practice benefits from three surgeries, an office, decon room and kitchenette, and there is a single W.C. The property carries painted plastered walls and ceilings and a mix of vinyl and laminate effect flooring. The lighting is a mix of spotlighting and strip lighting, and the windows are double glazed UPVC.

Services include water and electricity, and I understand there is currently no CCTV or alarm. To the rear of the property are bin stores and a garden.

**CAR PARKING**

There is a parking court to the rear of the property with space for four vehicles.





## PLANNING

We have assumed that the property benefits from a full and unrestricted planning consent for the existing use as a dental surgery.

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition): -

| AREA         | SQ FT      | SQ M         |
|--------------|------------|--------------|
| GROUND FLOOR | 877        | 81.51        |
| <b>TOTAL</b> | <b>877</b> | <b>81.51</b> |

## TENANCIES

The property is let to Smile Care Twyford Limited from 10<sup>th</sup> January 2020 for a term of 15 years on an effectively full repairing and insuring lease.

The passing rent is £19,000 pax and there is a rent review on 1<sup>st</sup> March 2029 and 1<sup>st</sup> March 2034.

## TENURE

The freehold interest is offered for sale with a guide price of £295,000, exclusive.

## EPC

The property has an Energy Performance Rating of D (95).

## BUSINESS RATES

In accordance with the Valuation Office Agency the property has the following assessment:-

Rateable Value: £6,000

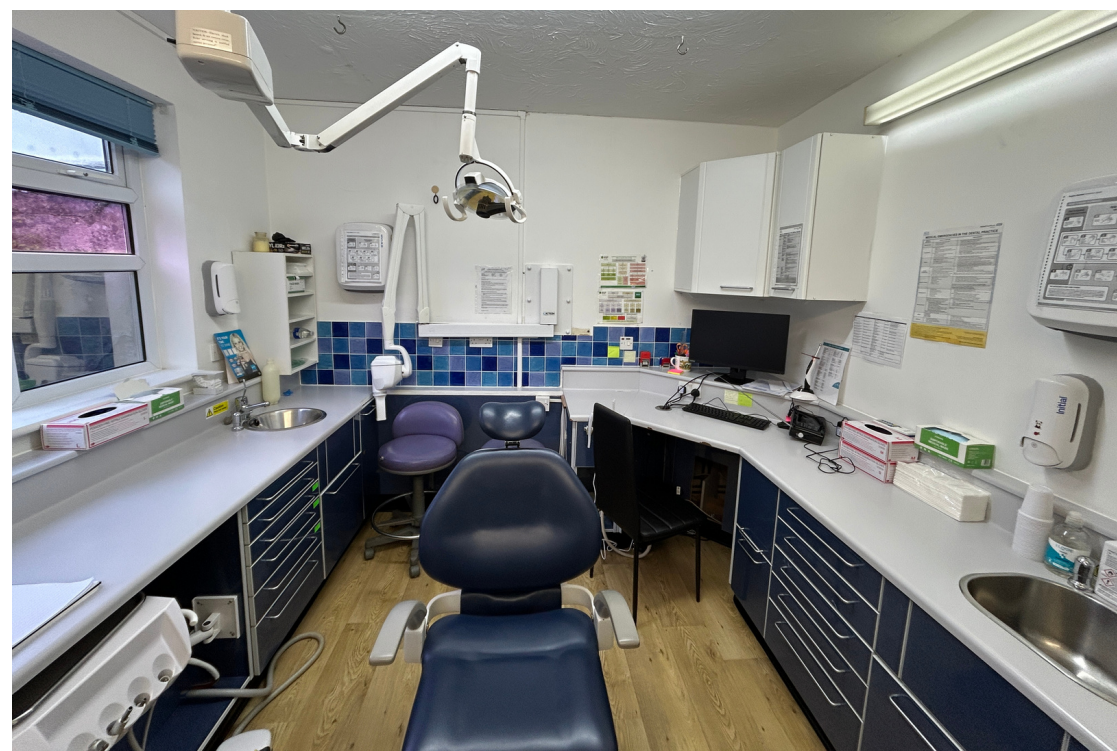
It is likely that the current tenant benefits from full small business rates relief.  
*N.B. All parties are advised to make their own enquiries.*

## VAT

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

## LEGAL FEES

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





#### **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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

#### **MISREPRESENTATION ACT 1967**

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

#### **AI DISCLAIMER**

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

#### **VIEWING AND FURTHER INFORMATION**

Strictly by appointment only through the sole agent:

#### **BURSTON COOK**

**SUBJECT TO CONTRACT**  
**JULY 2026**



#### **CONTACT**

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